

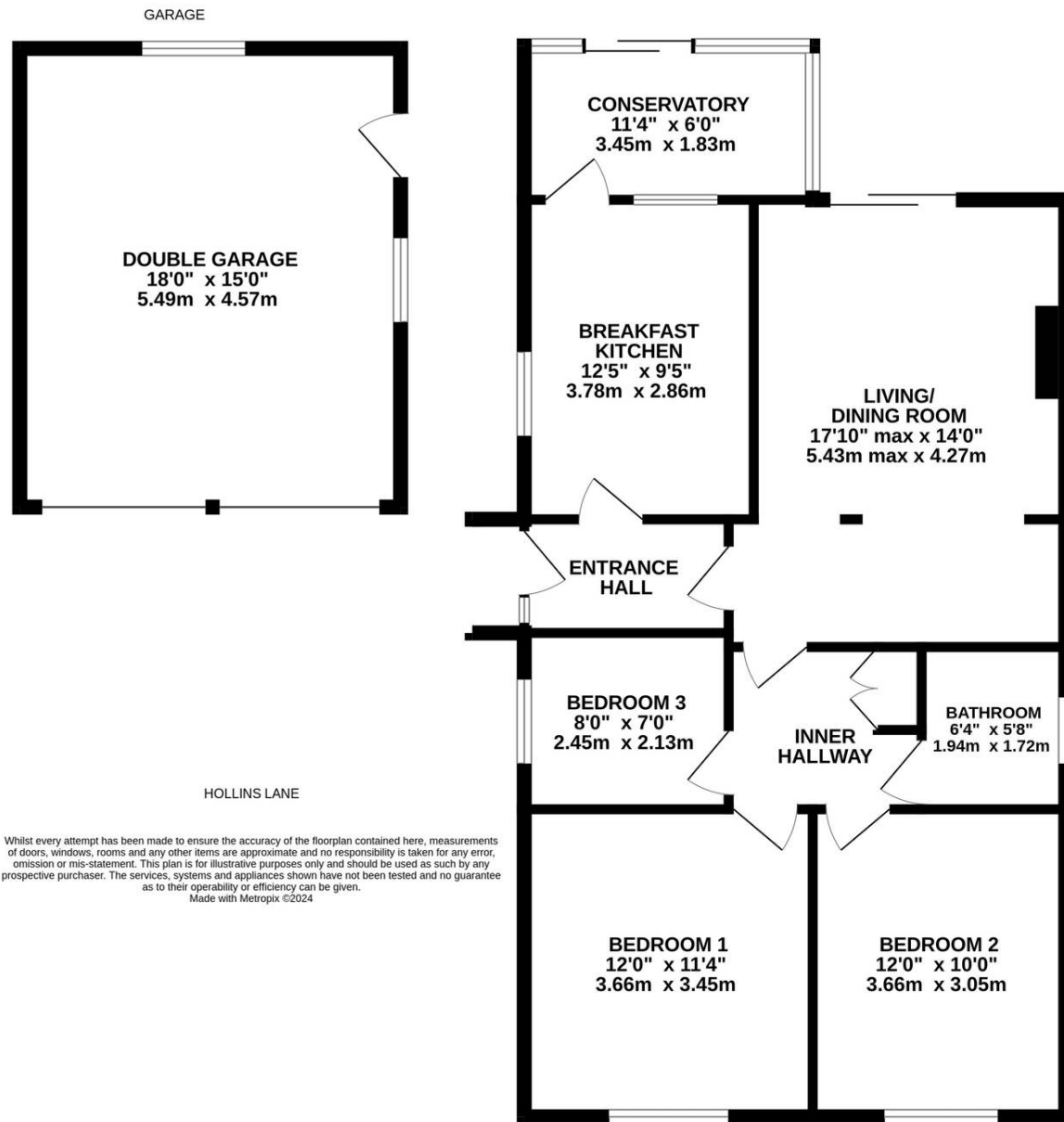
Simon Blyth
ESTATE AGENTS



Hollins Lane, Stannington

Sheffield

Offers in Region of **£275,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hollins Lane

Stannington, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS WELL PROPORTIONED AND EXTENDED THREE BEDROOM, DETACHED TRUE BUNGALOW WHICH ENJOYS A GENEROUS PLOT, WITH MATURE GARDENS TO THE FRONT AND REAR AND OFFERS OFF STREET PARKING FOR NUMEROUS VEHICLES WITH THE ADDED BENEFIT OF A DETACHED DOUBLE GARAGE TO THE REAR. IDEALLY SITUATED CLOSE TO MANY LOCAL AMENITIES, THIS SINGLE STOREY ACCOMMODATION BRIEFLY COMPRISES; Entrance hallway, breakfast kitchen, conservatory/utility, living/dining room, inner hallway, three bedrooms and bathroom. The EPC rating is D-62 and the council tax band is C.





ENTRANCE

Entrance gained via uPVC and obscure glazed door to the side of the home, with uPVC double glazed window along side. There is coving to the ceiling, wall light, dado rail, central heating radiator and wood effect laminate flooring. Here we gain access to the following rooms.

BREAKFAST KITCHEN

With a range of wall and base units in a wood shaker style with tiled worktops, integrated electric NEFF oven with four burner NEFF hob and extractor fan over, there is space for further appliances and sink with mixer tap over. The room has ceiling light, four wall lights, uPVC double glazed window to the side and rear and uPVC double glazed door giving access through to the conservatory.

CONSERVATORY

The conservatory can also be used as a utility with space for appliances, under a pitched roof there is uPVC double glazing to three sides and sliding double glazed door giving access out. There is tiled flooring and a central heating radiator allowing all year round usage.

LIVING/DINING ROOM

From the entrance hallway a door leads through to the living/dining room. An open plan space incorporating both living and dining areas and has ample room for both sets of furniture. The main focal point of the room being a multi-fuel stove set within a surround, there is coving to the ceiling, wall light, dado rail, two central heating radiators and solid wood flooring. A sliding timber and double glazed door provides access to the rear garden.



INNER HALLWAY

With two wall lights, coving to the ceiling, wood effect laminate flooring, access to the airing cupboard and access to the loft via a hatch. Here we gain access to the following.

BEDROOM ONE

A double bedroom with ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front.

BEDROOM TWO

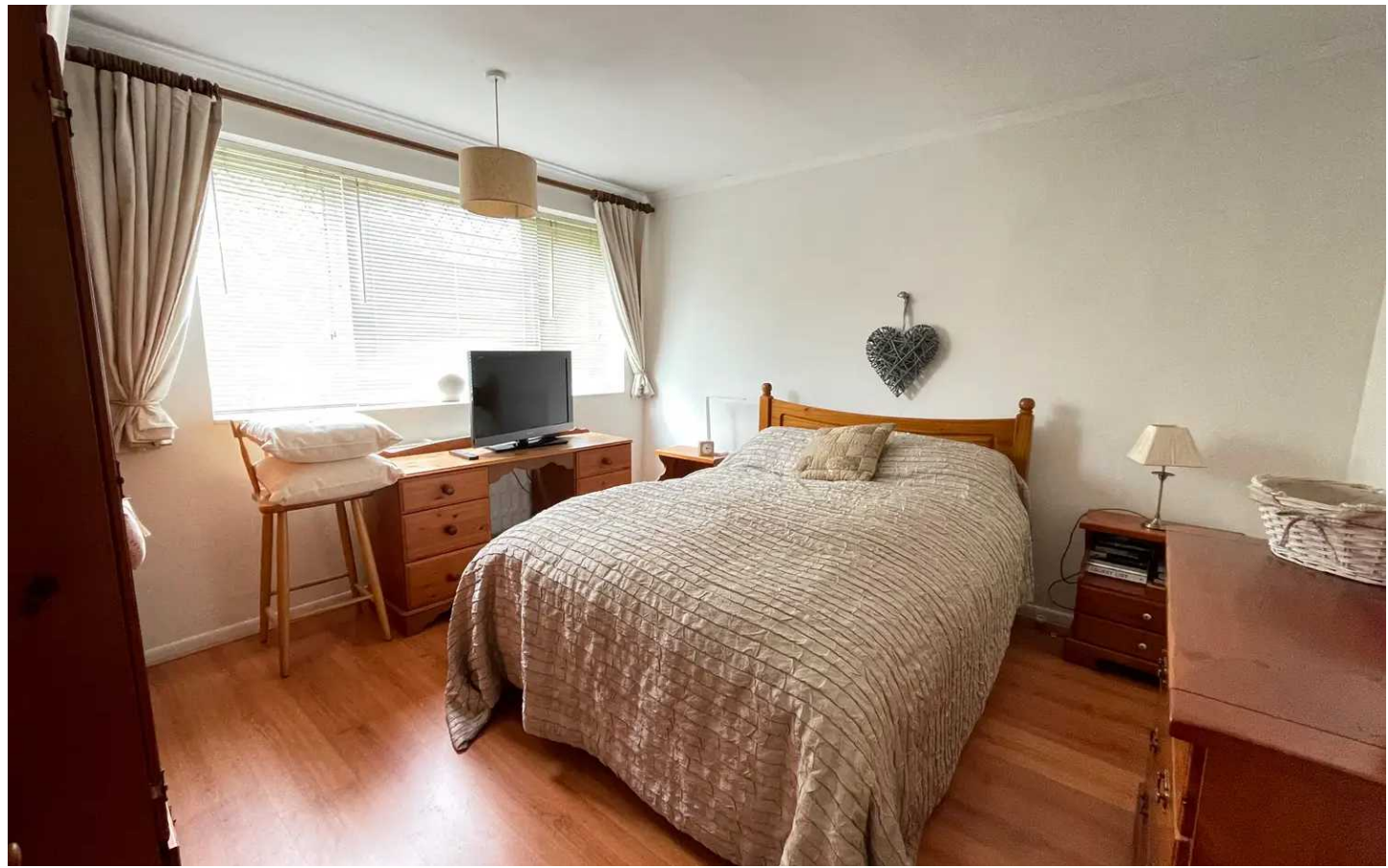
A further double bedroom again with wood effect laminate flooring, ceiling light, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to the front.

BEDROOM THREE

With ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the side.

BATHROOM

Comprising a three piece white suite in an antique style, in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and electric shower over. There are inset ceiling spotlights, full tiling to the walls and floor, central heating radiator and obscure uPVC double glazed window to the side.





OUTSIDE

The home enjoys a generous plot with lawned gardens to the front with shrubs and perimeter hedging, a concrete driveway runs along side the property flanked by hedging and shrubs and provides off street parking for numerous vehicles, which leads to the rear of the home where we find the detached double garage which is accessed via two up and over doors, sitting under a pitched roof and provides further off street parking with a timber single glazed window to the side and pedestrian access via a timber and glazed door. From the driveway a timber gate opens onto the rear garden, beautiful and mature in nature with a central lawn and perimeter flower beds containing an abundance of shrubs, plants and trees. Immediately behind the home there is a flagged patio seating area and a lean to shed at the rear of the garage.



ADDITIONAL INFORMATION

The EPC Rating is D-62, the Council Tax Band is C and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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