



**Samuel Fox Avenue, Deepcar**  
Sheffield

Offers in Region of **£200,000**

**LIVING KITCHEN**  
25'5" max x 12'8"  
7.75m max x 3.86m

**CPD**

**HALL**

**WC**

UP

The floor plan shows a rectangular layout. At the top is a large rectangular room labeled 'BEDROOM 1' with dimensions '12'8" x 9'0"' and '3.85m x 2.74m'. To the left of the center is a smaller rectangular room labeled 'BATHROOM'. At the bottom is another large rectangular room labeled 'BEDROOM 2' with dimensions '12'8" x 8'9"' and '3.85m x 2.66m'. To the right of the center, between the bedrooms, is a staircase labeled 'DOWN' with an arrow pointing right. Below the staircase is a small rectangular room labeled 'CPD'. A central hallway connects the bedrooms and bathroom. A faint 'NTS' watermark is visible in the lower-left area.

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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## Samuel Fox Avenue

Deepcar, Sheffield

BEAUTIFULLY PRESENTED MODERN TWO DOUBLE BEDROOMED STONE END TOWN HOUSE OCCUPYING THIS CONVENIENT LOCATION CLOSE TO FOX VALLEY RETAIL PARK YET WITHIN EASE OF ACCESS TO STOCKSBRIDGE BYPASS IDEAL FOR THE DAILY COMMUTE. A modern home and therefore with remaining guarantees in place. The accommodation briefly comprises: to ground floor, entrance hallway, downstairs W.C, open plan living area incorporating fitted kitchen and lounge space with folding doors to rear garden. Upstairs there are two double bedrooms and modern family bathroom. Outside there is allocated parking to front and enclosed lawned garden to rear. Homes on this development are in high demand so an early viewing is recommended to avoid disappointment.





### ENTRANCE HALLWAY

Entrance gained via composite and obscure glaze door into entrance hallway with ceiling light, central heating radiator, uPVC double glazed window to front and staircase rising to first floor. Here we gain access to the following rooms:

### DOWNSTAIRS W.C.

Comprising of a two piece white suite, in the form of: close coupled W.C, and pedestal basin with chrome Hansgrohe mixer tap over with tile splashback. There is ceiling light, extractor fan, central heating radiator and uPVC double glazed window to front.

### LIVING ROOM/KITCHEN

A fabulous open plan living space incorporating two principal areas. To the front of the property is the kitchen area which has space for table and chairs with a range of wall and base units in a wood effect with laminate worktops and matching upstands. There are high quality integrated appliances in the form of: Bosch electric oven with matching four burner gas hob with glass splashback and extractor fan over, There is plumbing for a washing machine, plumbing for a dishwasher and space for a free standing fridge freezer. The kitchen has inset ceiling spotlights, central heating radiator, under cupboard lighting and uPVC double glazed window to front. Door opens to useful storage cupboard underneath the stairs. The lounge area is to the rear of the home with folding uPVC doors opening out to rear garden, there is ceiling light and central heating radiator.





### FIRST FLOOR LANDING

Back from entrance hallway, staircase rises and turns to first floor landing. With ceiling light, central heating radiator spindle balustrade and access to loft via a hatch. Here we gain access to the following:

#### BEDROOM ONE

A double room with ceiling light, central heating radiator and uPVC double glazed window to rear.

#### BEDROOM TWO

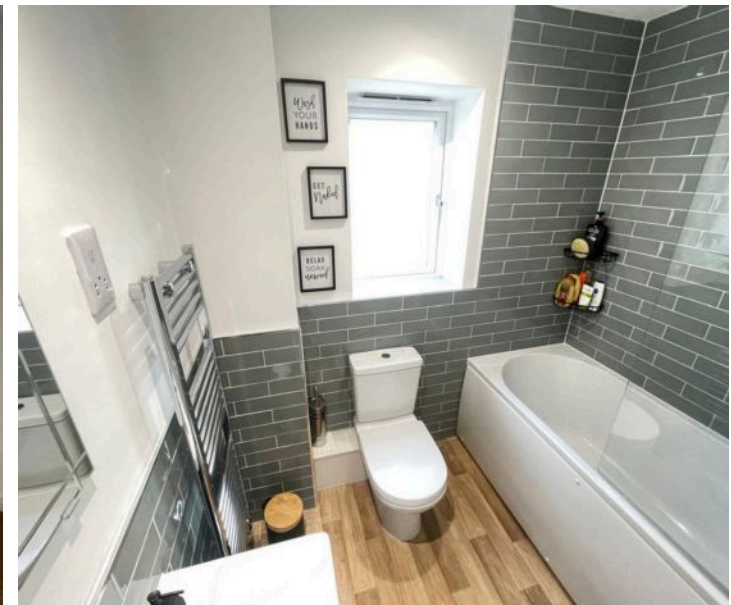
A further double bedroom with access to cupboard above the stairs. There is ceiling light, central heating radiator and uPVC double glazed window to front.

#### BATHROOM

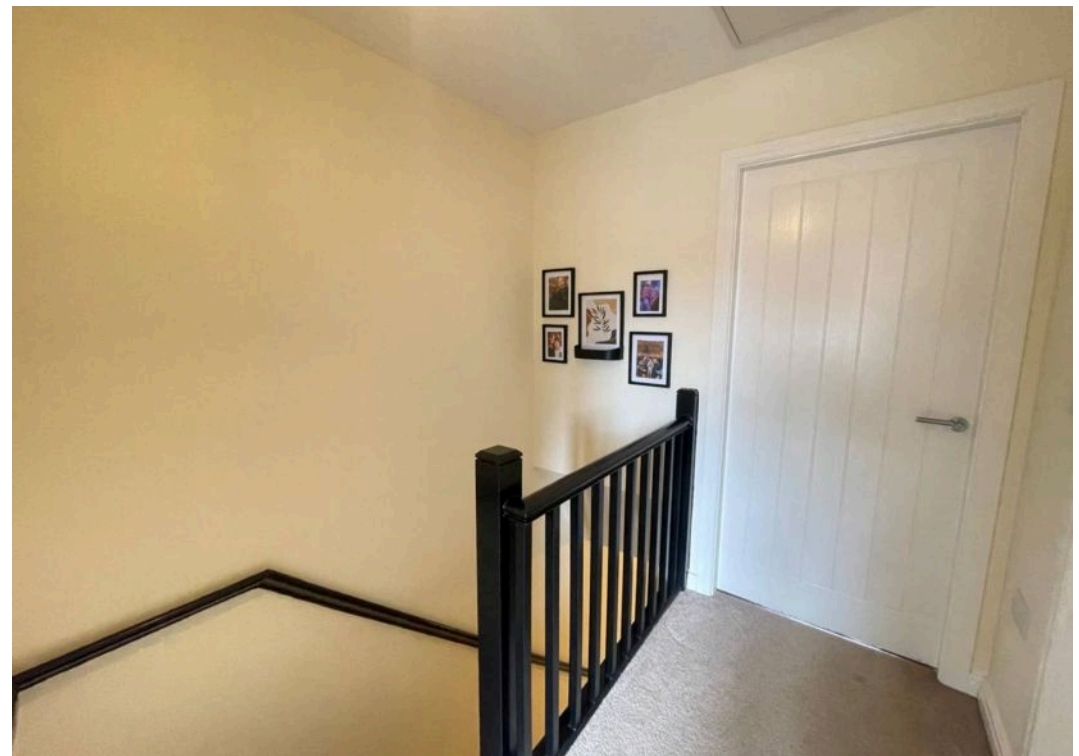
Comprising of a three piece modern white suite comprising of a close coupled W.C, basin sat within vanity unit with Hansgrohe mixer tap over and bath with chrome Hansgrohe mixer tap over and separate mains fed Aqualisa chrome shower with glazed shower screen. There are inset ceiling spotlights, extractor fan, shaver socket, part tiling to walls and obscure uPVC double glazed window to side.

#### OUTSIDE

The property has two allocated parking spaces to front, gate gives access to the side of the house and in turn leads to rear garden. A fully enclosed rear garden with perimeter fencing, flagged patio seating area, lawned space and raised decked area providing further seating space or space for a shed.







### ADDITIONAL INFORMATION

The EPC Rating is B-83, the council tax band is B. 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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### FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### 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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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





## Simon Blyth Estate Agents

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