



Cross Hill, Ecclesfield
Sheffield

Offers in Region of **£279,950** – Freehold





Cross Hill

Ecclesfield, Sheffield

OFFERED TO THE MARKET THIS EXQUISITE THREE BEDROOM SEMI DETACHED HOUSE THAT BOASTS MODERN LUXURY AND COMFORT AT EVERY TURN. Accommodation briefly comprises of, dining kitchen, lounge, cellar, bedroom one, bedroom two, bedroom three, en-suite, bathroom, outside, driveway and enclosed rear garden equipped with a hot tub. Upon entering, you are greeted by a stylish open plan kitchen, seamlessly blending functionality with contemporary design. The sleek finishes and high-quality appliances make this space a true culinary haven with a great central island. Moving through the property, the characterful living room provides the perfect setting for relaxing or entertaining guests. The property has an abundance of natural light with a warm and inviting atmosphere throughout. One of the unique highlights of this property is the inclusion of a hot tub, offering a private retreat to unwind and rejuvenate after a long day. This desirable feature adds an element of indulgence, transforming the outdoor space into a personal oasis. Council Tax band: B Tenure: Freehold



DINING KITCHEN

A fantastic modern family kitchen with I-shaped units and worktop space, two built-in ovens, a built-in coffee machine, integral induction hob and extractor.

LOUNGE

A great size living room full of character and colour and ideal for cosy nights in in front of the TV.



PRIMARY BEDROOM

A superb primary double bedroom with built-in wardrobe space, a purpose built bed with TV stand and built-in plug sockets and charging points. The bedroom also benefits from a well designed modern en-suite shower room.

BEDROOM TWO

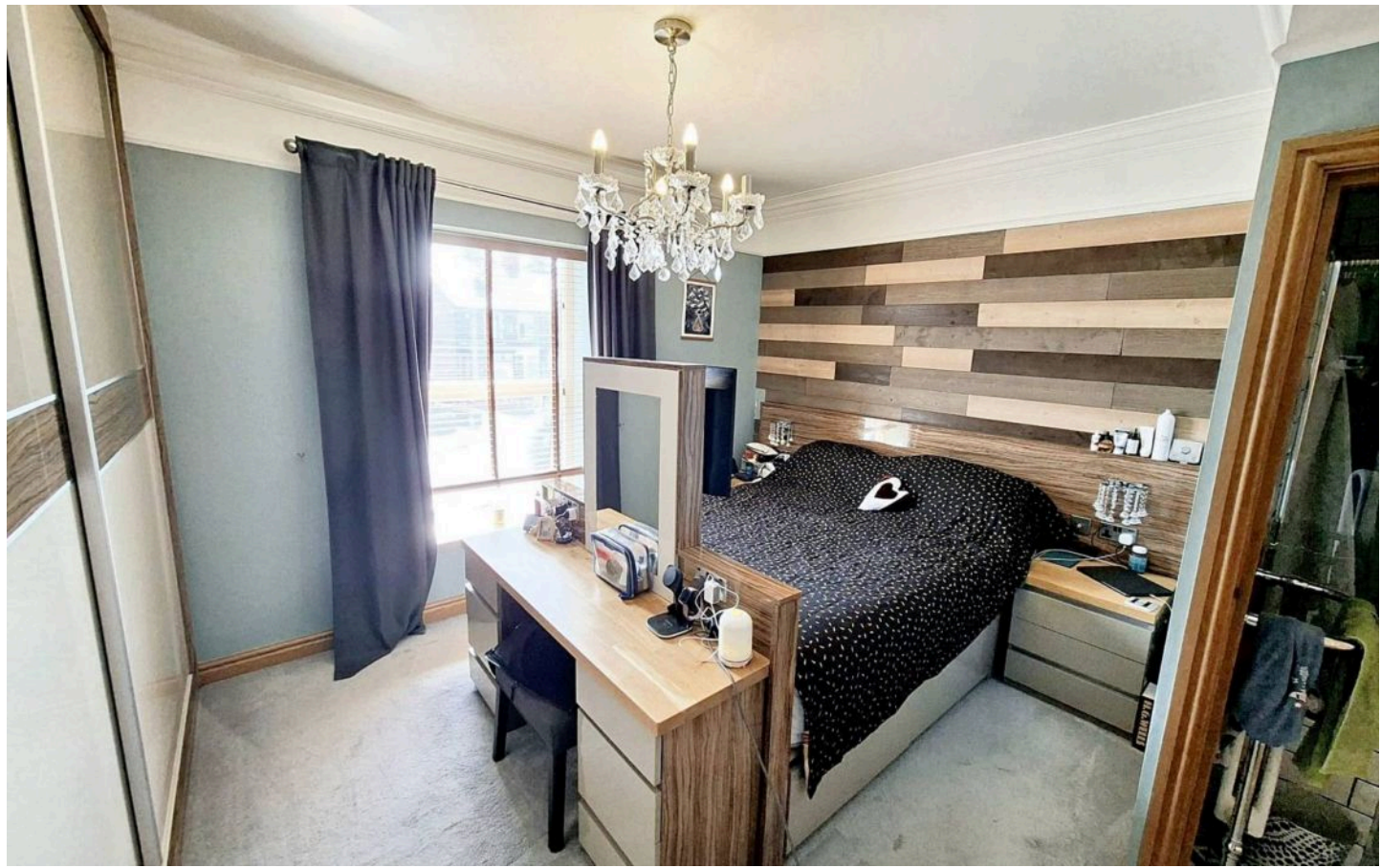
A great size second double bedroom at the rear of the house which is light and bright and is ideal as nursery, guest room or even a home office.

BATHROOM

A well designed and stylish modern family bathroom with a roll top bath and retro style basin & WC along with wood effect flooring.

ATTIC BEDROOM

A great double bedroom in the converted attic space with good natural light from the gable-end window. This room will be ideal as a childs bedroom, guest room or even a home office/craft room.



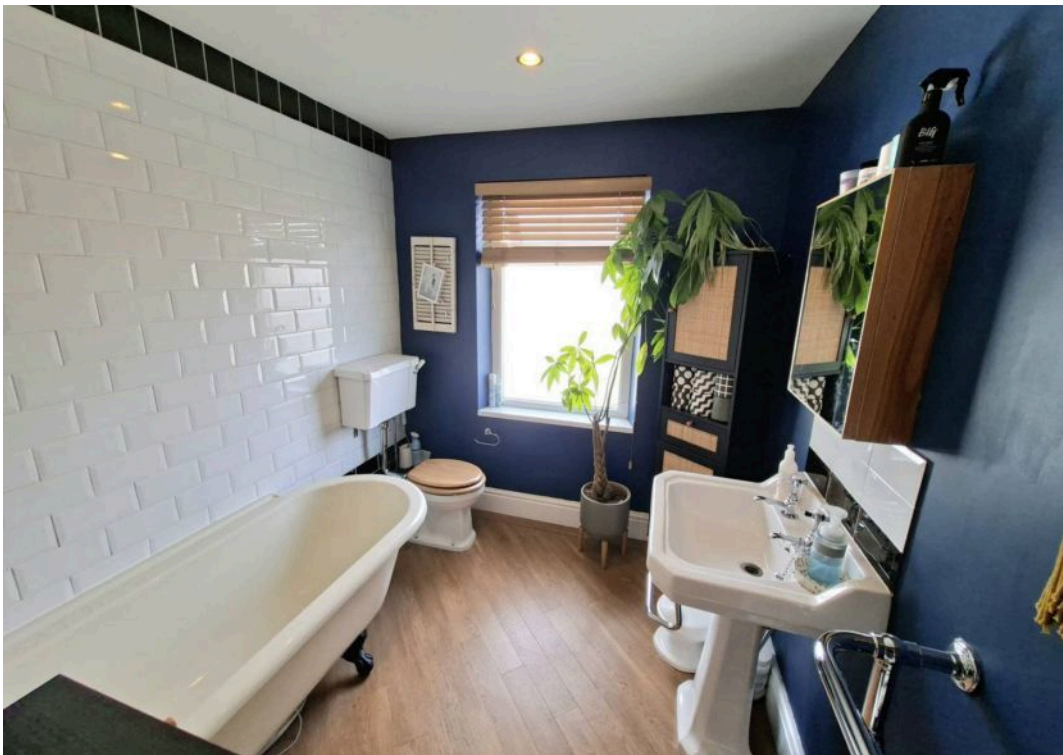
REAR GARDEN

This rear garden is a fantastic family/child friendly environment and is set out with three distinct areas including a decked seating area for soaking up the sun, a faux grassed area ideal for a play space or for pets and a private area with hot tub and barbeque (both of which are included in the purchase)

FRONT PARKING

The area to the front of the property has had a block paving effect surface laid which is easy maintenance and hard wearing and has room for up to two cars for off-street parking.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is E-51, the council tax band is B, and 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

MAILING LIST

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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 TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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