



STUBBING HOUSE

STUBBING LANE, WORRALL, SHEFFIELD S35 0AP



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PRICE: OFFERS IN EXCESS OF £365,000

A delightfully situated two bedroom semi-detached house, affording views over the adjacent private Hillsborough Golf Course, this period property offers tremendous scope for refurbishment.

Occupying an idyllic rural position to the south west of the village of Worrall and close to the Peak District National Park, Stubbing House is within 15 minutes' drive of Sheffield City Centre

The accommodation comprises:

GROUND FLOOR

Wooden entrance door to Porch. with composite entrance door to the

PORCH 5'2" X 3'7" having a tiled floor together with wooden bench seating and shelving. Windows to both sides. Internal Door to Hallway

HALLWAY allowing access to both the Living Room and Kitchen, together with stairs to first floor and understand storage cupboard. Radiator.



KITCHEN 13'4" X 13' a range of fitted wooden units, plumbing for washing machine, oil fired Rayburn which serves the central heating, tiled floors, radiator. Windows to front and side elevation.

LIVING ROOM 16'5" X 15'4" large living room situated to the front of the property, with second window to side elevation, wood burning stove set in stone and tiled surround.



LANDING switch back landing providing ample room, with decorative glass with to fuse box and feature window to bathroom. Linen storage cupboard housing the boiler, loft hatch.

BEDROOM ONE 13'7" X 13'4" with decorative period fireplace (non-working), windows to two elevations, central heating radiator

BATHROOM 8'4" X 7'2" having a white three piece white suite comprising of a bath with power shower over, a pedestal wash hand basin, low flush W.C..

BEDROOM TWO 16'5" X 10'4" with decorative period fireplace (non-working), window front elevation, central heating radiator.



OUTSIDE

The property has a right of access over the driveway, which is owned by the neighbouring property, leading to a vehicle parking area. Around the house there is a delightful courtyard garden, with a separate front garden laid to grass with mature borders.

A **STONE BUILT DETACHED GARAGE 3"** with double vehicle door, personnel side door, power. Separate small store to the rear.



GENERAL INFORMATION

Appointments to view the property can be made by contacting the Wilbys office on 01226 299221.

CENTRAL HEATING

The central heating is provided by way of the oil fired Rayburn.

FIXTURES & FITTINGS

Kindly note that the carpets, curtains and light fittings are included in the sale. Only the items specifically mentioned within these particulars are included.

TRAVELLING

Proceed out of Oughtibridge on Church Street towards Worrall. After approximately 0.5 miles turn left onto Haggstones Road. Follow Haggstones Road for approximately one mile before turning right onto Kirk Edge Road and take the second left onto Long Lane. After 0.5 miles turn right onto Stubbing Lane. Stubbing House is located on the left-hand side after 400 yards.

WhatThreeWords: doctor.pine.market

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.



MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties.

Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale, we will need confirmation of Identity, proof of address and proof of funds to comply with money laundering regulations.

FREE VALUATION

If you have a property to sell our Residential Sales Manager, Ben Border, or our Valuer, Mark Farmer, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

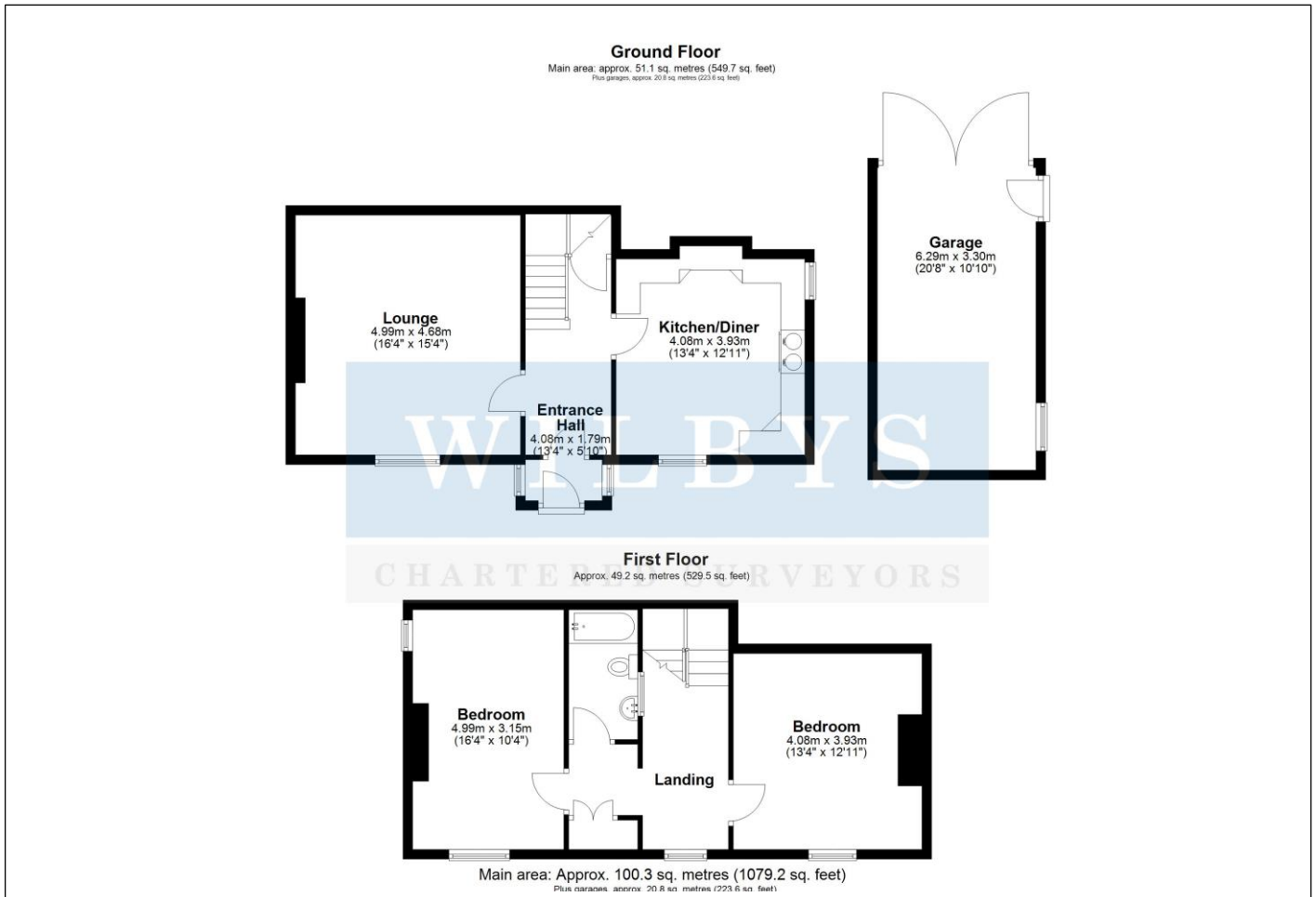
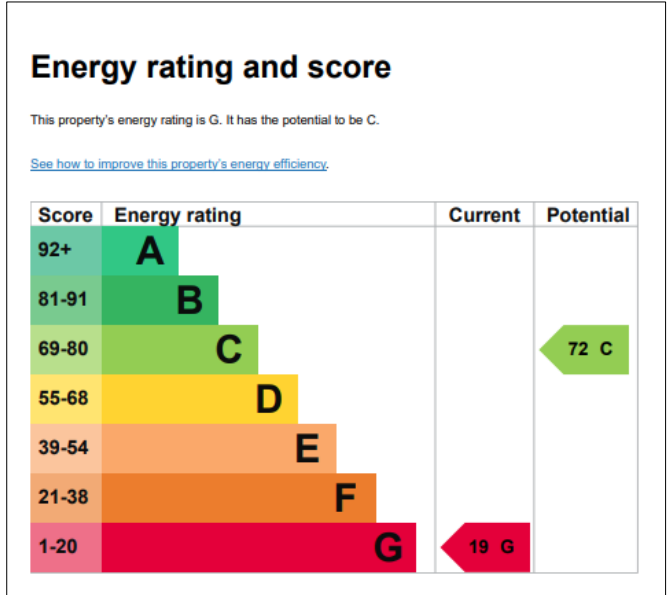
All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.



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