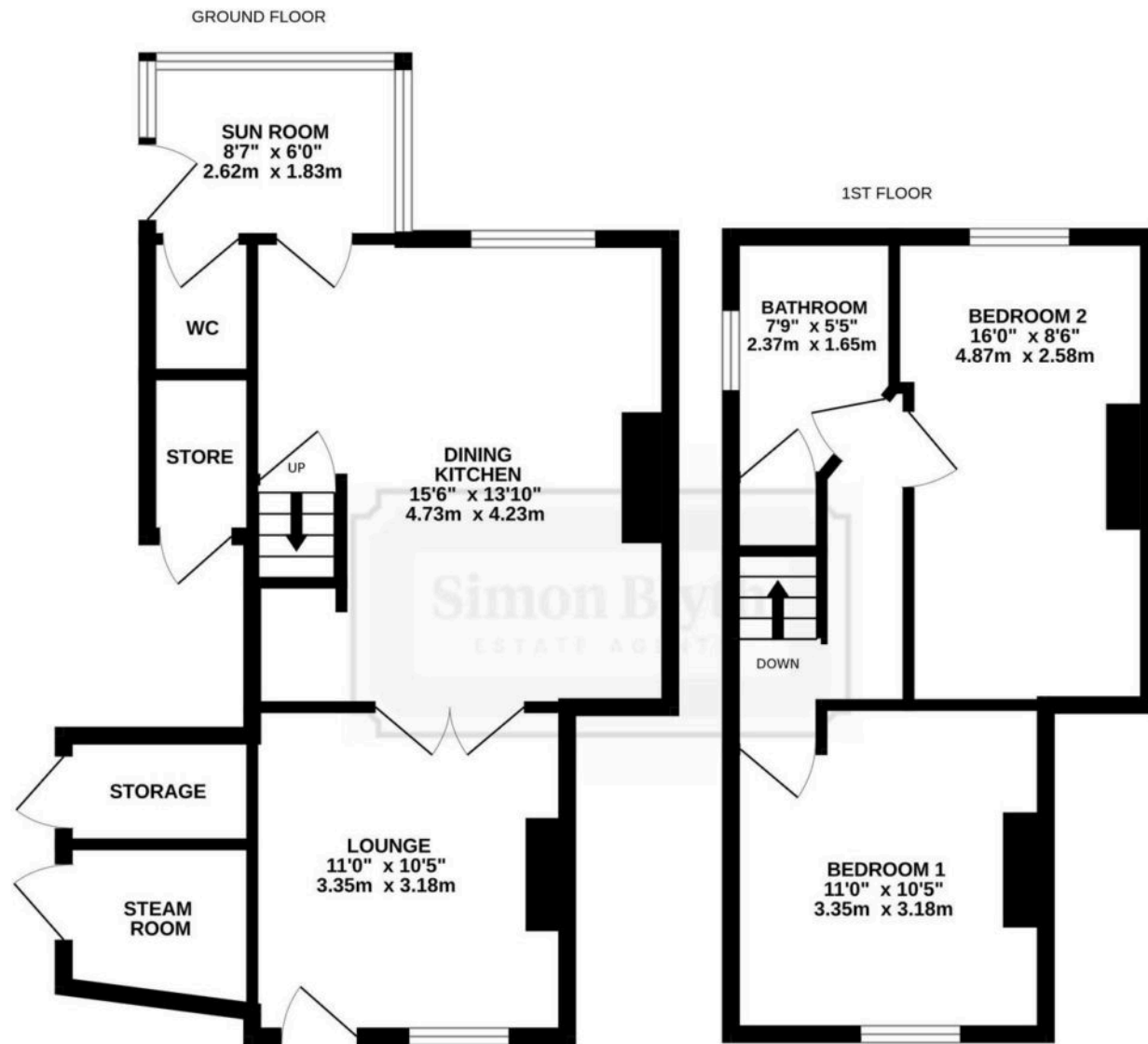




Mildon, Millhouse Lane, Millhouse Green
Sheffield

Offers in Region of **£238,000**



MILLHOUSE LANE

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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Mildon, Millhouse Lane

Millhouse Green, Sheffield

LOCATED IN THE QUIET SEMI-RURAL MILLHOUSE LANE ALMOST AT THE EDGE OF THE BEAUTIFUL VILLAGE OF MILLHOUSE GREEN, WE PRESENT TO THE MARKET THIS CHARACTERFUL TWO BEDROOM SEMI-DETACHED COTTAGE, SOLD WITH NO UPPER VENDOR CHAIN AND ENJOYING AN ENVIABLE TUCKED AWAY POSITION WHILE HAVING GREAT SCOPE FOR FURTHER IMPROVEMENT OR EXTENSION GIVING THE NECESSARY PLANNING AND CONSENTS. WE ARE INFORMED THE CURRENT VENDORS HAVE COMPLETED SIGNIFICANT UPGRADES TO THE PROPERTY BY INSTALLING A NEW CENTRAL HEATING SYSTEM AND BOILER. The accommodation briefly comprises to ground floor, entrance porch, downstairs W.C, dining kitchen and living room. To first floor there are two double bedrooms and bathroom. Externally there is a spacious driveway providing off-street parking for up to two vehicles. To the side of the property, there is a generous garden and to the rear a small courtyard area. Adjacent to the driveway, there is an outbuilding with two separate compartments, one currently used as a steam room and the second, used as a garden storage. There is also access to a third storage room located by the side of property. Council Tax band: B and EPC Rating 64- D.



REAR ENTRANCE PORCH

Accessed gained via uPVC and glazed door into entrance porch with ceiling light, tiling to the floor and giving access to the following rooms:

DOWNSTAIRS EXTERNAL W.C

With ceiling light and low level W.C.

DINING KITCHEN

A well proportioned space with ample room for table and chairs if so desired. The kitchen has a range of wall and base units in a wooden shaker style with laminate worktops and tiled splashbacks. There is space for a cooker and plumbing for washing machine as well as space for a free-standing American style fridge freezer. There is an inset stainless steel sink with chrome mixer tap over and uPVC double glazed window to rear. There are two ceiling lights, full tiling to the floor and central heating radiator. A small open storage space underneath the stairs houses the recently installed Glow-Worm boiler.



LIVING ROOM

From the dining kitchen, twin timber and glazed doors give access to the living room. A principal reception space located to the front of the property, with the main focal point being an electrical fire effect heater with ornate surround. There is central heating radiator, two wall light and uPVC double glazed window to front as well as composite and glazed door giving access out to the front of the property.

FIRST FLOOR LANDING

With ceiling light, central heating radiator and access to loft via a hatch.





BEDROOM ONE

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

BEDROOM TWO

A front facing double bedroom with wall light, central heating radiator and uPVC double glazed window to front.

BATHROOM

Comprising a three piece white suit in the form of low level W.C, pedestal basin with chrome mixer tap over, and bath with a Triton electric shower over. There is tiling to walls, obscured uPVC window to side, towel rail/ radiator and a built-in cupboard.





OUTSIDE

To the side of the home, there is a spacious lawned garden, fully enclosed with perimeter dry stone walling. To the side of the home, there is also a driveway accessed via a country style gate and providing off street parking for up to two vehicles. Adjoining to the dwelling, there is a stone built, externally accessed store divided into two compartments, one used as storage room and the other as a home made steam room. There is also a second store adjacent to the dwelling. To the rear, there is a small flagged patio area.



ADDITIONAL INFORMATION:

The EPC rating is a 64- D and the Council Tax band is a B.

We are informed by the vendor that a new central heating system as well as Glow-Worm boiler has been recently installed at the property which are under warranty.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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 2pm

Sunday – 11am to 1pm



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