



29 HIGH STREET SHEFFIELD, S25 5AY

£250,000
FREEHOLD

29 High Street is a beautifully restored period cottage. Original features have been retained and are complimented by modern additions sympathetic to the original character of the property. The property is situated in the small beautiful village of South Anston, positioned close to the lively city of Sheffield in South Yorkshire, embodies a delightful mix of suburban tranquility and easy urban access. The village has a community Hall, superb infant and primary schools and is close A1 and M1 motorway links. In brief the property comprises of a beautiful living/dining room which has exposed beams to the ceiling and decorative multi fuel stove, fitted kitchen which has fitted appliances. The accommodation to the first floor includes a double bedroom with an extensive range of fitted wardrobes, two single bedrooms and a three piece shower room .Outside is a low maintenance walled front garden, wrought iron gates giving access to a garage , brick built store and a small paved seating area. Early viewing is highly recommended.

Kendra
Jacob

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29 HIGH STREET

- BEAUTIFULLY RESTORED THREE BEDROOM PERIOD COTTAGE
- SOUGHT AFTER LOCATION OF SOUTH ANSTON
- ONE DOUBLE BEDROOM & TWO SINGLE BEDROOMS
- WALLED FRONT GARDEN
- SMALL COURTYARD
- DOUBLE GARAGE AND DRIVEWAY
- CLOSE TO THE LIVELY CITY OF SHEFFIELD



LIVING/ROOM

Having a front facing UPVC double glazed entrance door leading into the living/dining room, front facing UPVC double glazed bow window, two rear facing UPVC double glazed windows, original beamed ceilings, under stair storage cupboard, open plan staircase leading to the first floor landing, central heating radiator, power points, TV point and the focal point of this room is a decorative log burning fire.

KITCHEN

Having a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, fitted electric oven, four ring ceramic hob with an electric extractor fan set above, partly tiled to the walls, tiled flooring, plumbing and space for an automatic washing machine, integrated fridge and freezer, front and rear facing UPVC double glazed windows, rear facing UPVC double glazed entrance door, central heating radiator and power points..

FIRST FLOOR LANDING

Having access hatch to the loft space, central heating radiator and doors giving access to three bedrooms and the shower room

BEDROOM ONE

Having a front facing UPVC double glazed window, central heating radiator, natural wood original beam to the ceiling, fitted wardrobes with matching overhead cupboards, power points and TV point.

BEDROOM TWO

Having a front facing UPVC double glazed window, original beams to the ceiling, central heating radiator and power points.

BEDROOM THREE

Having a rear facing UPVC double glazed window, central heating radiator, original beams to the ceiling and power points.

SHOWER ROOM

A three piece suite in white comprising of a double shower unit with an electric shower, high flush WC, pedestal hand wash basin, fully tiled to the walls, tiled flooring, central heating radiator, downlighting to the ceiling, electric extractor fan and a rear facing obscure UPVC double glazed window

OUTSIDE

To the outside of the property, is a walled front garden, driveway with parking for two vehicles that leads you to a double garage and a brick built store.

To the rear of the property is a small courtyard with an outside water tap and lighting.

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ADDITIONAL INFORMATION

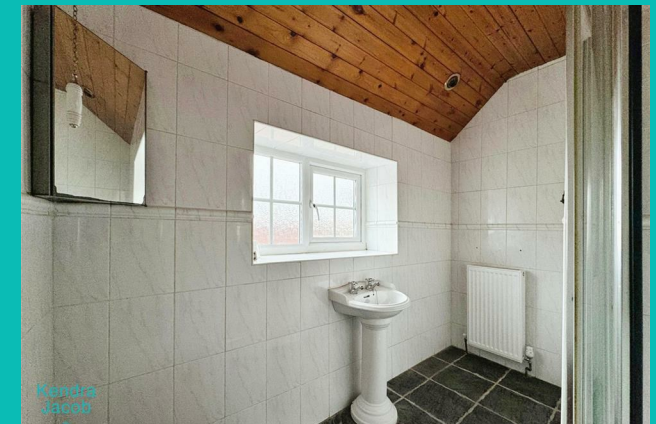
Local Authority – Rotherham

Council Tax – Band C

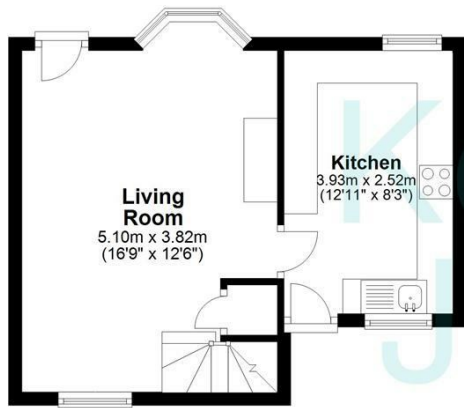
Viewings – By Appointment Only

Floor Area – 820.80 sq ft

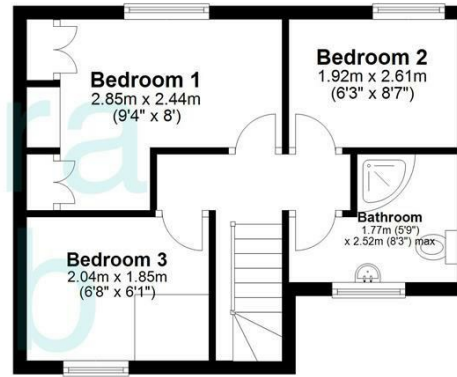
Tenure – Freehold



Ground Floor
Approx. 48.5 sq. metres (521.8 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 76.3 sq. metres (820.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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