

FOR SALE
Residential
Saxton Mee
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6 Holmesdale Road, Dronfield, S18 2FB



6 Holmesdale Road

£270,000

Offered for sale with no upward chain is this three bedroomed semi detached house which benefits from being close to local amenities including shops and renowned schooling, yet having lovely distant views over Apperknowle and beyond.

The property has gas central heating and double glazing and offers scope to extend and improve (subject to usual consents). The accommodation briefly comprises: wide reception hall with stairs rising to the first floor, front lounge and rear dining room with views over the garden. Kitchen with integrated appliance including an eye level oven and hob and large pantry store cupboard. Access into the garage via the personnel door from the kitchen which leads into the garden. Landing off which opens two good size double bedrooms (both having built in wardrobes, front having a bay window and rear with far reaching views), third good size single bedroom which will fit a 3/4 bed. Large bathroom with white suite. Access into the generous loft space which is fully boarded and has a pull down loft ladder.

Front sloped drive leads to the attached single garage with a forecourt garden. Excellent level rear garden which is mainly lawned having established shrub borders.



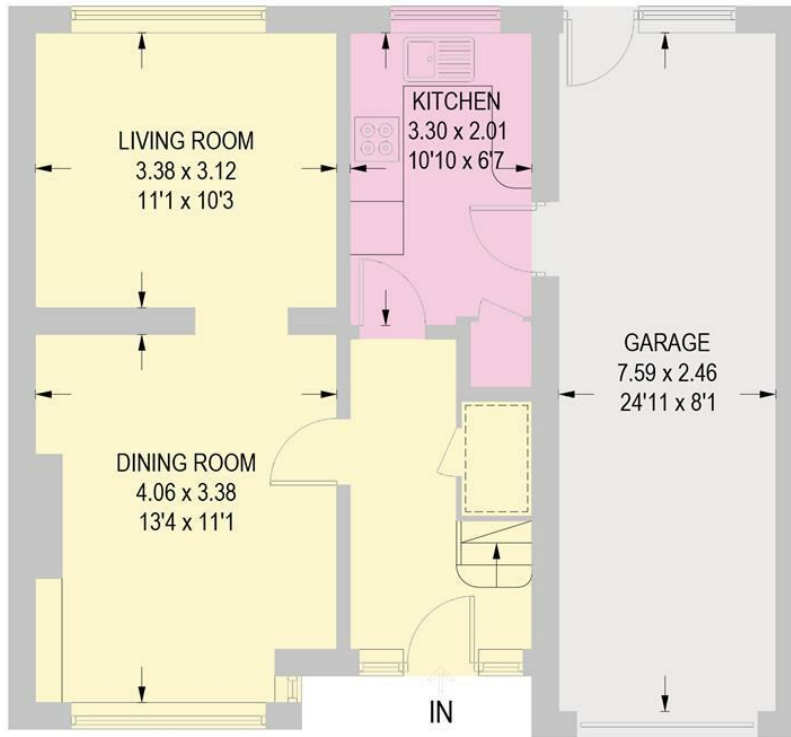
- Three bedroomed semi detached family home
- Scope to extend and improve (subject to necessary consents)
- Garage and level lawned garden
- Gas central heating and uPVC double glazing
- No upward chain
- Envious position close to renowned schooling and local shops
- Separate lounge and dining room
- South-westerly facing garden
- Council Tax Band: B
- Tenure: Leasehold / EPC: D



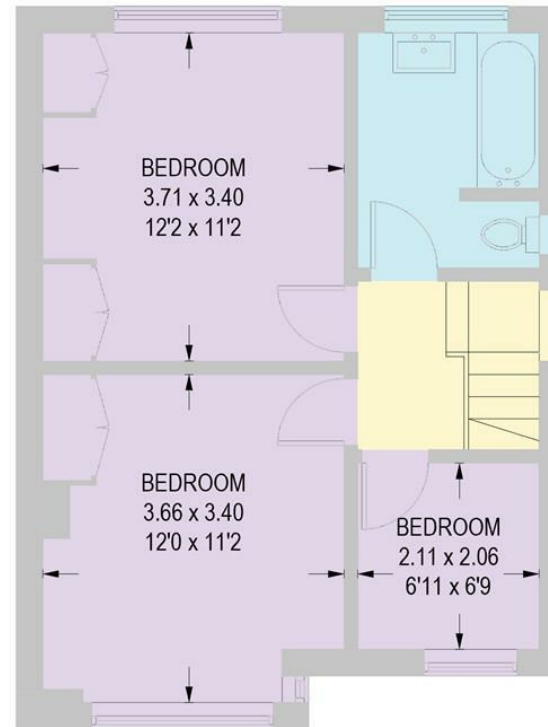
6 HOLMESDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 102.1 SQ M / 1099 SQ FT
(INCLUDING GARAGE)

 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR
61.6 SQ M / 663 SQ FT



FIRST FLOOR
40.5 SQ M / 436 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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