



29 Hollythorpe Rise, Sheffield, S8 9ND

Saxton Mee

29 Hollythorpe Rise

£290,000

This nicely presented three bedroomed 1930's semi detached house is offered for sale with vacant possession and no upward chain with the property standing within this highly sought after residential neighbourhood well placed for access to Meersbrook and Graves parks and a good range of local amenities along with ease of access to the city centre.

With gas fired central central heating via an Ideal combination boiler which was installed in September 2024 and uPVC double glazing, the accommodation briefly comprises of a reception hall, bay windowed living room with feature fireplace, extended 'L' shaped well equipped dining kitchen, superb uPVC double glazed conservatory. First floor landing off which opens two double bedrooms (both with built in wardrobes), bedroom three and bathroom with cream coloured suite and electric shower.

Outside there is ample off road parking, long garage 24'5" x 7'0" and attractive rear garden which is set down with ease of maintenance in mind with patio and greenhouse.



- Well presented traditional 1930's semi
- Popular and established locality
- Good range of local amenities
- Appealing views to the rear
- Gas central heating via a new combi boiler in 2024
- No chain and vacant possession
- Extended 'L' shaped dining kitchen
- Superb conservatory
- EPC:
- Council Tax Band: B Tenure: Freehold





29 HOLLYTHORPE RISE

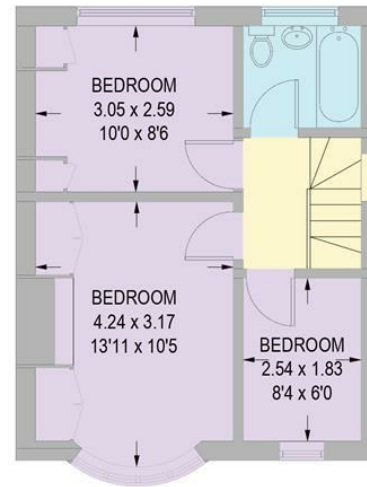
APPROXIMATE GROSS INTERNAL AREA = 85.1 SQ M / 916 SQ FT

GARAGE = 16.0 SQ M / 172 SQ FT

TOTAL = 101.1 SQ M / 1088 SQ FT



GROUND FLOOR
51.4 SQ M / 553 SQ FT



FIRST FLOOR
33.7 SQ M / 363 SQ FT

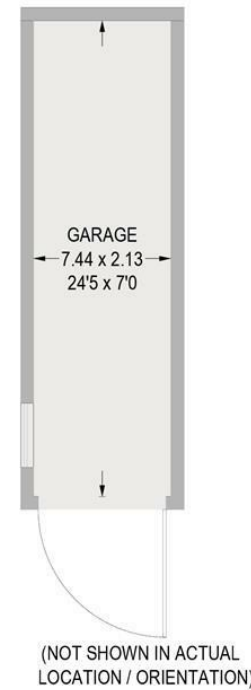


Illustration for identification purposes only,
measurements are approximate, not to scale.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

