

## Marketing Preview



**2 Mosborough Hall Farm Hollow Lane, Mosborough, Sheffield, S20 5DN**  
**£320,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



CHAIN FREE!!A unique opportunity has arisen to purchase this spacious three double bedroom grade II listed stone built barn conversion. Offering original features throughout, carport and outside storage building. Situated in the ever popular Mosborough village with great local amenities, a good choice of local schools and road links to the M1 and City Centre. A viewing is a must!!

- FREEHOLD
- WOODEN DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND E

## SUMMARY

CHAIN FREE!!A unique opportunity has arisen to purchase this spacious three double bedroom grade II listed stone built barn conversion. Offering original features throughout, carport and outside storage building. Situated in the ever popular Mosborough village with great local amenities, a good choice of local schools and road links to the M1 and City Centre. A viewing is a must!!

## HALLWAY

Door leading from side of the property into spacious hallway with three ceiling lights and radiator. Doors to three bedrooms, kitchen, lounge/diner, bathroom, and utility store.

## LOUNGE/DINER 16'10" x 24'11"

Door into spacious lounge with carpet flooring, neutral decor and stone fire place with gas fire. Ceiling and wall lighting, three radiators and two windows.

## KITCHEN 10'4" x 11'9"

Fitted with wall and base units, worktops and tiled splash backs. One and a half sink with mixer tap. Double oven, gas hob and extractor fan. Integrated fridge and space for an integrated dishwasher. Breakfast bar, spot lighting and window.

## UTILITY ROOM 2'11" x 3'11"

Useful space with worktops, plumbing for washing machine and ceiling light.

## BEDROOM ONE 12'0" x 13'8"

A good sized double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window. Door to ensuite.

## ENSUITE 4'1" x 8'5"

Comprising of shower cubicle with plumbed in shower, low flush WC and sink. Spot lighting, radiator, neutral decor and carpet flooring.

## BEDROOM TWO 11'4" x 13'6"

A second double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window.

## BEDROOM THREE 10'7" x 12'7"

A third double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

## BATHROOM 7'3" x 5'11"

Comprising of bath with plumbed in shower, sink and low flush WC. Wall lighting, radiator and velux style window. Carpet flooring and neutral decor.

## OUTSIDE

With a gated pebbled driveway, carport for two cars and stone outbuilding with power and lighting. Enclosed garden area with lawn, flower beds and shrubs.

## PROPERTY DETAILS

GROUND FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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