



BROCKFIELD HOUSE

HUNTERS[®]
HERE TO GET *you* THERE

6 Bedford Road, Oughtibridge, Sheffield, S35 0FB

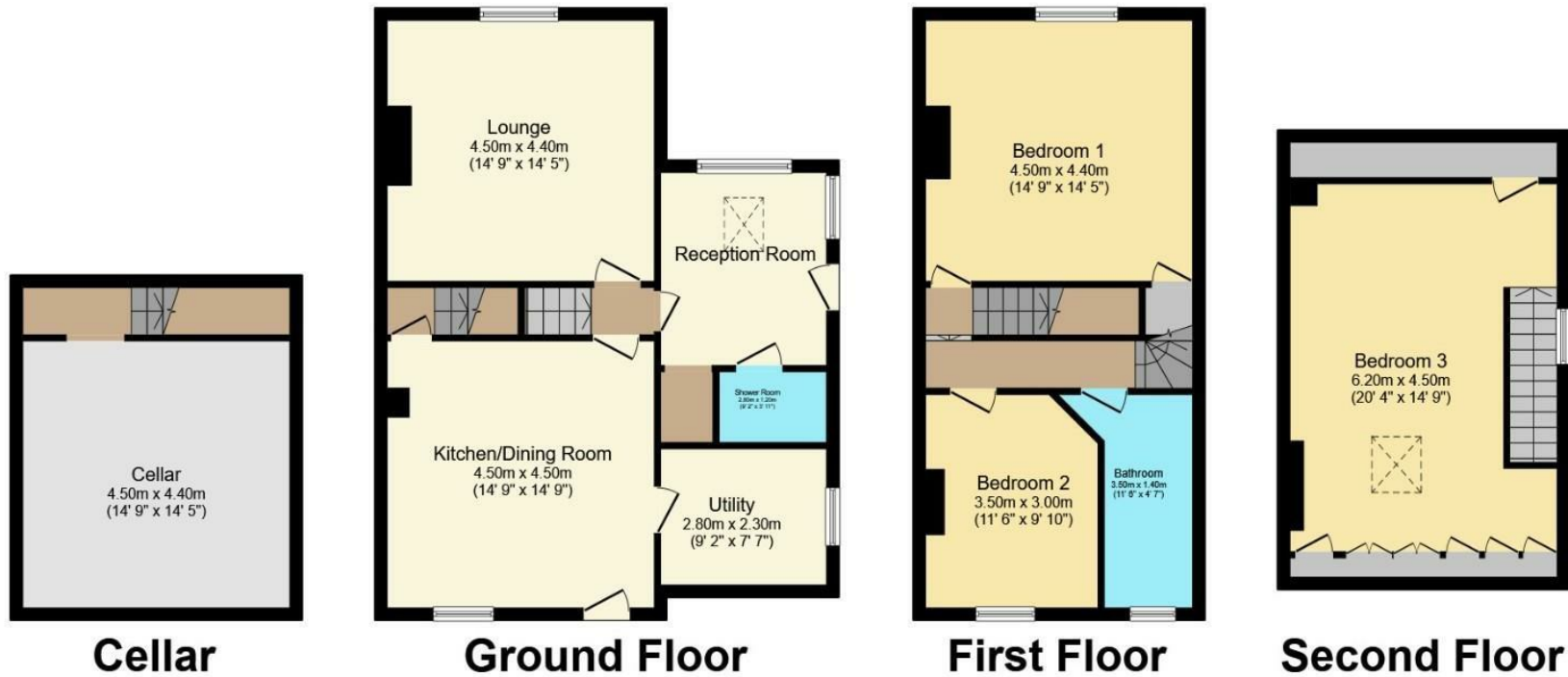
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6 Bedford Road, Oughtibridge, Sheffield, S35 0FB

Asking Price £350,000

Hunters Hillsborough present a rare opportunity to purchase a stone built three bedroom semi detached home in the extremely popular village of Oughtibridge dating back to the late 1800's with an extension and a two car driveway. Previously a large detached home, the property was split in 1962 and still holds many original features. Entry via a fully glazed door at the side of the house with a stunning reception room retaining the original external stone wall with a velux and access to a shower room with a W/C and sink basin, both rooms with underfloor heating. Kitchen/diner with wooden flooring and ample cupboard space. There's a modern vertical radiator and access to the garden via a fully glazed door. Large cellar with original coal shoot and cold slab. A door leads off to the utility/kitchen extension featuring a good range of wall and base units with space for free standing appliances. Relaxing lounge with double coving, picture rail and deep skirting boards featuring an open fire which is regularly swept. Stairs rise to the first floor with a large double bedroom with built-in cupboard space. Further good size bedroom and the family bathroom with bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with built-in eaves storage cupboards and a side facing arched window and a velux. Outside the front garden has a delightful lawn surrounded with mature trees and shrubs with a two car driveway. The rear offers a mix of old stone and newly laid patio areas ideal for garden furniture. The original stone built outside W/C and connected outhouse, is situated at the back of a raised fruit garden.

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Total floor area 166.5 m² (1,793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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LOCAL AREA

Oughtibridge offers a good range of local amenities including a local cafe, village shop, doctors, chemist and many others. Coronation park is a hot spot for weekend fun with walks down the side of the river. Regular bus services out to Stocksbridge and to the Sheffield city centre.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

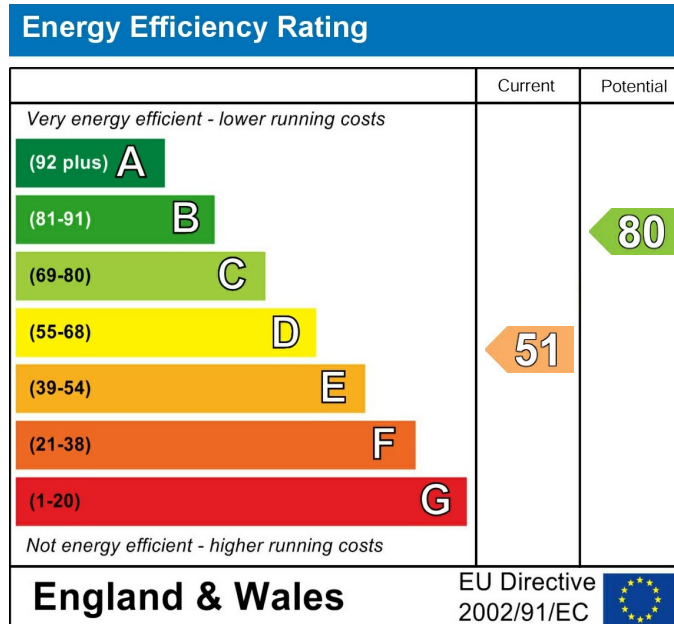
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









