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HERE TO GET *you* THERE

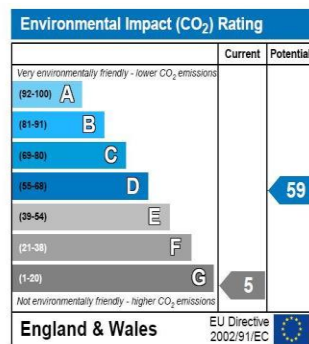
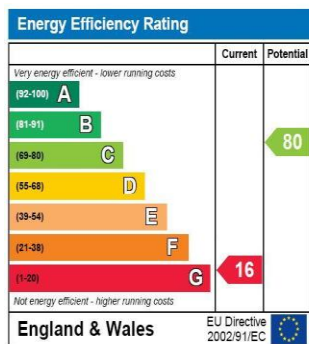
South Street, Mosborough, Sheffield, S20 5DE

# South Street, Mosborough, Sheffield, S20 5DE

Offers In Region Of: £475,000

Hunters are privileged to bring to market this detached two bedroom period residence with parts dating back to around 1256 with many original features which sits in a generous level plot with the potential to extend and possible building plot due to the dual access from South Street and Kelgate subject to planning. The property has been extended in the last 50 years to create a delightful two bedroom, two reception room, two garages with walled Garden sits in the highly sought after and historic South Street of Mosborough, Lying in semi-rural surroundings on the edge of open countryside and easy access to all the local amenities, excellent transport link and the city beyond.

The property briefly comprises of entrance hallway, sitting room, kitchen and dining room downstairs, Galleried staircase with two double bedrooms and Bathroom and toilet to the first floor. Heating is provided via storage heaters and there is currently no gas to the property. Externally there are two garages (one with no roof), long level walled back garden which can also be access via kelgate.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**HALLWAY**

Accessed through the wood front door and has an under stairs cupboard, storage heater, stairs to the first floor and goes through to the

**LOUNGE**

*4.3m (14' 1") x 4.1m (13' 5")q*

With a front facing leaded window with secondary glazing and storage heater. The focal point of the room is the feature fireplace with electric fire and to the ceiling you have oak beams.

**KITCHEN**

*3.73m (12' 3")x 2.41m (7' 11")*

With a range of wall and base units with complimentary tiled work surface, built in oven, and electric hob. The stainless steel sink is situated beneath the rear facing leaded wood window with views over the rear garden.

**UTILITY ROOM**

With a rear facing door leading into the garden and side facing wood window. There is space for a washing machine, tumble dryer and a stainless steel sink

**DINING ROOM**

The wood panelled dining room is located just off the kitchen and has a featured wood panelled fireplace with a built in storage cupboard to one side. There is also a rear and side facing uPVC patio doors overlooking the patio and garden as well as side facing wood window.

**FIRST FLOOR LANDING**

The galleried landing has a front facing wood window with access to the following rooms

**BEDROOM ONE**

With two front facing leaded windows with secondary glazing, storage heater and fitted furniture.

**BATHROOM**

Having a separate shower and sunken bath, wash hand basin and a rear facing leaded wood window

**TOILET**

With a rear facing obscure window, toilet and wash hand basin

**BEDROOM TWO**

With rear facing floor to ceiling wood windows, fitted bedroom furniture with wash hand basin and storage heater

**EXTERNAL**

To the side of the property is a wooden entrance door to well maintained walled rear garden with stone patio, pond with bridge over and is mainly laid to lawn with access from the rear to kerb. Located at the front of the property are two single garages (one does not have a roof).

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0114 267 2080

**OPENING HOURS:**

Monday – Friday 9am – 5.30pm

Saturday 9am – 2pm

Sunday CLOSED

**THINKING OF SELLING?**

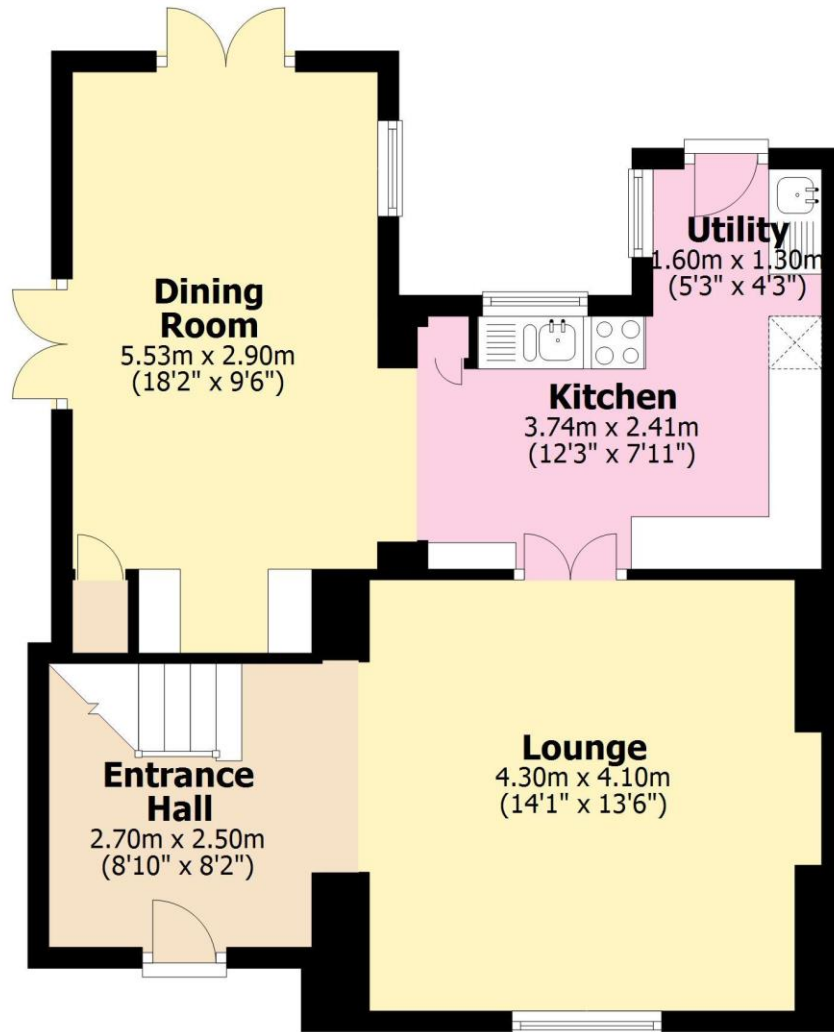
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

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.

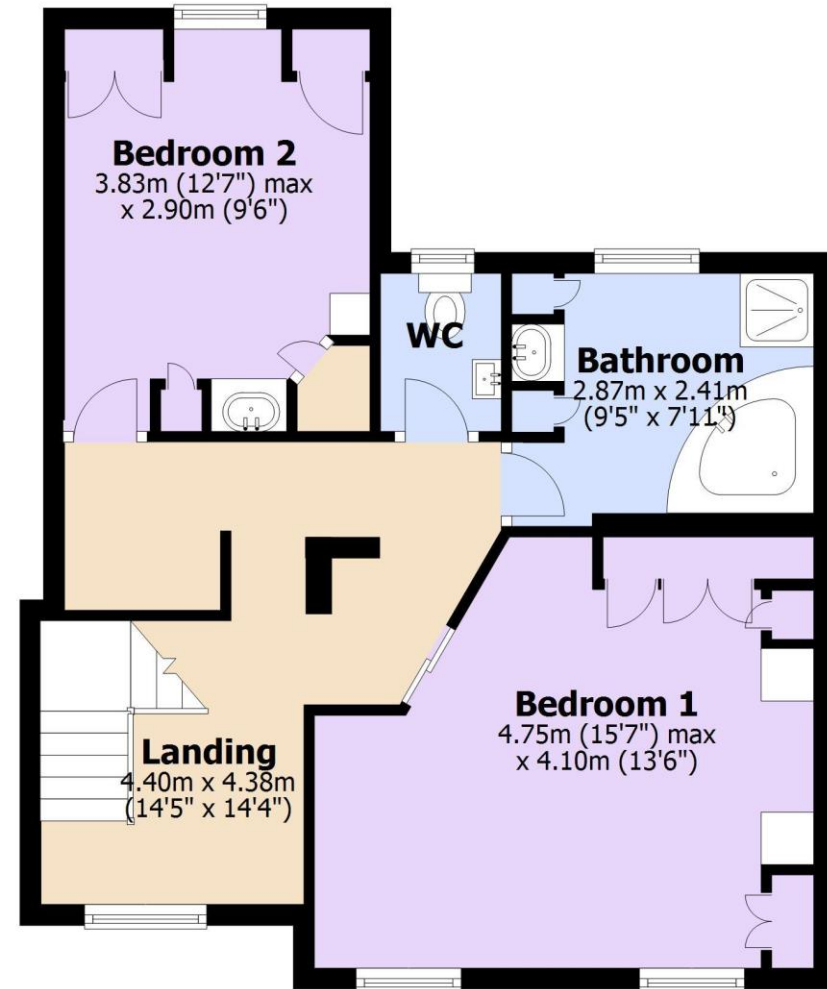
## Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



Total area: approx. 108.3 sq. metres (1165.6 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**33 SOUTH STREET**











