

Horse Croft Lane Wharnccliffe Side Sheffield S35 0EB
Offers Around £550,000

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**** FREEHOLD **** A rare opportunity has arisen to acquire this individually built, three/four bedroom, two bathroom detached property which is situated in this idyllic, semi-rural location on a fabulous plot with gardens to the front, side and rear. The property enjoys a stunning outlook to all aspects and benefits from ample off-road parking, a double garage with electric door, uPVC double glazing and gas central heating. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

The versatile living accommodation briefly comprises front uPVC door which opens into an entrance lobby with fitted cupboards and access into the spacious entrance hall, from here there is access into the lounge, kitchen/breakfast room, the shower room, two bedrooms and a dressing room. The excellent sized lounge has a lovely aspect, electric fire and a feature stone fireplace. A uPVC door then opens into the extended garden room with a patio door opening onto the garden. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. There is space for an oven, plumbing for a dishwasher and integrated fridge. There is a rear entrance door leading into a porch which in turn leads into the rear garden. The shower room has a WC and wash basin.

From the entrance hall, a suspended staircase rises to the first floor landing with ample eaves storage and access into two further bedrooms. The master has the added advantage of an en suite shower room, a walk-in wardrobe and further fitted wardrobes as well as a front dormer window enjoying the stunning, elevated views. Double bedroom two has eaves storage.

- FANTASTIC OPPORTUNITY
- THREE/FOUR BEDROOM DETACHED PROPERTY
- VERSATILE ACCOMMODATION
- STUNNING OUTLOOK
- LOUNGE, KITCHEN/BREAKFAST ROOM & GARDEN ROOM
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE WITH UTILITY AREA
- IDYLIC LOCATION
- WITHIN EASY REACH OF AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

A sweeping Resin driveway leads to the double garage with electric door along with access to a utility with sink and tap as well as plumbing for a washing machine and tumble dryer. Gardens to three sides. To the front is planted borders and the driveway. To the side is a lawn and planted borders. To the rear is a large garden shed. Garden storage room with outside water supply.

LOCATION

There are a wide range of beautiful country walks on the doorstep, including Bradfield, the Ewden Valley and the Peak District National Park. In addition many further outdoor activities, including mountain biking and horse riding are available within the stunning Grenoside and Wharnccliffe Woods.

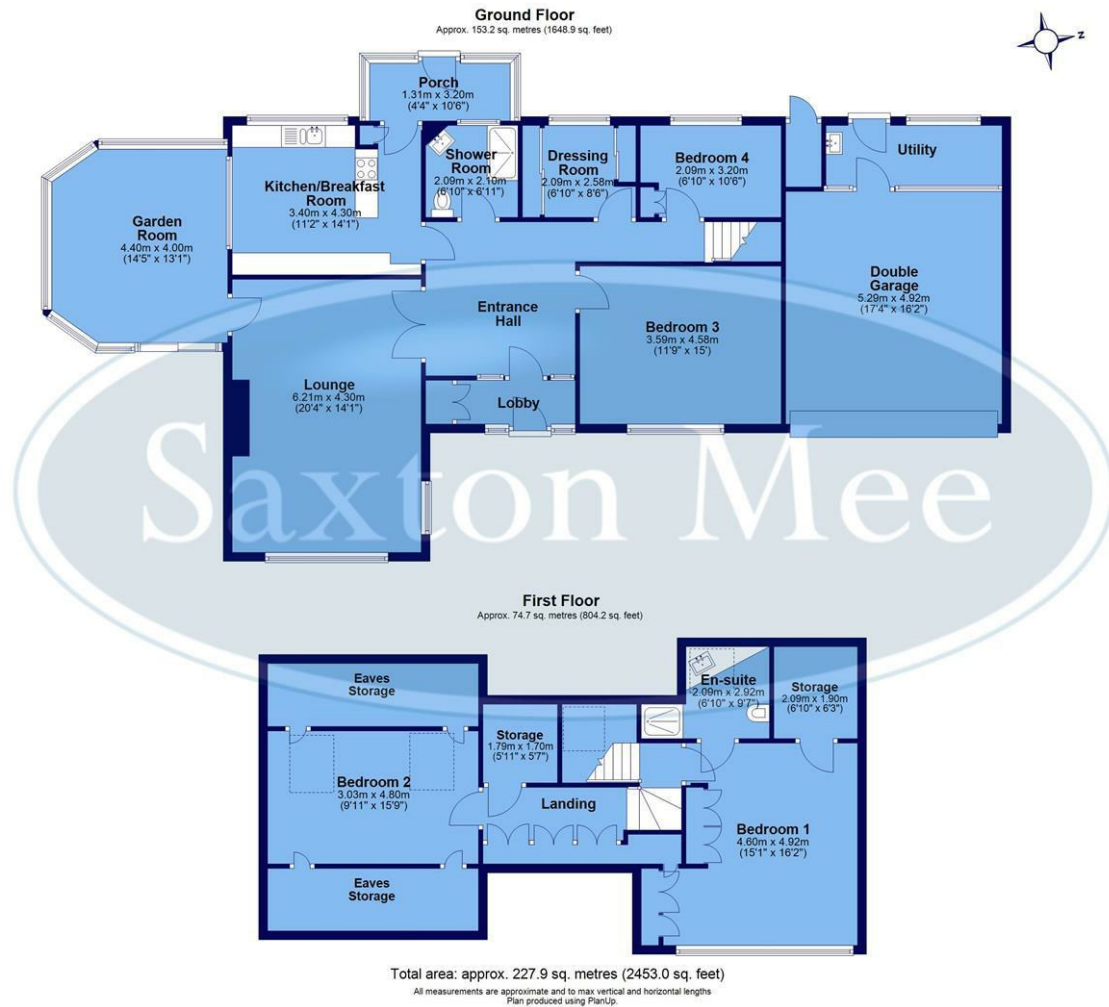
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band G.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		61	81
(81 plus) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		52	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			