



332, Millhouses Lane, Sheffield, S11 9JD

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Description

A part stone, part stucco 1950's detached property with an attractive, elliptical dormer window on the facade. This superb, detached property occupies a larger than average, south westerly facing plot that can be accessed from both Millhouses Lane and Woodholm Road. The driveway, leading from Woodholm Road opens onto the rear of the property where there is a larger than average, detached garage and the front garden is of a good size and includes both lawned and terraced areas. The property itself offers generously proportioned accommodation laid out over two floors to include a wide and welcoming hallway that serves a ground floor, ensuite, double bedroom, a bathroom, large sitting room with study area beyond and a particularly spacious breakfast kitchen. On the first floor the large landing area leads to two further double bedrooms with one having an additional, ensuite bathroom. Overall, although requiring a general scheme of modernisation the property has gas central heating, full UPVC double glazing and excellent proportions throughout. With the location also being ideal for the family market due to falling into catchment for some of the cities finest schools (catchment can only be guaranteed by the council) and represents an exciting opportunity for the discerning buyer to redevelop to suit, subject to consents.

- Huge development potential (subject to regs).
- No onward chain.
- 200 year lease from 1957 at an annual ground rent of £25 and a council tax band of F.
- Excellent location close to bus services and local amenities.
- Within catchment for Silverdale School (places can only be guaranteed by the council).
- EPC rating D
- Three bath/shower rooms including two ensuites.
- Large dining kitchen, sitting room and separate study area.
- Generous, south, south west facing plot with gardens to both the front and rear.
- Gas central heating and UPVC double glazing.

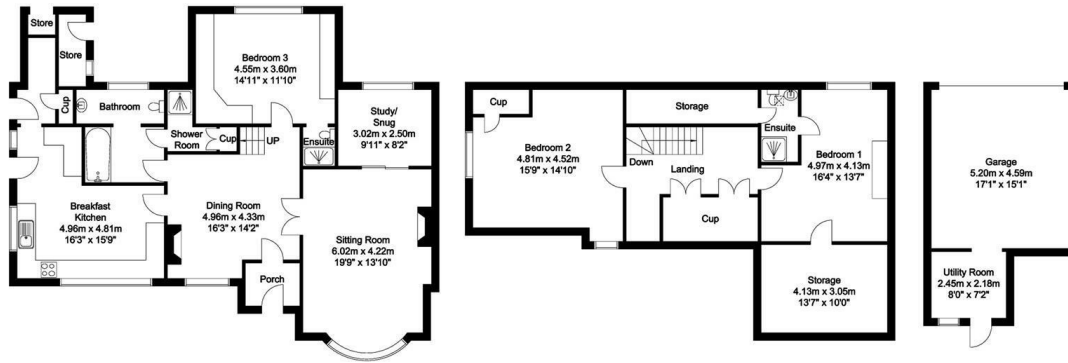




Ground Floor
110 sq m/1184.03 sq ft
Approx.

First Floor
78 sq m/839.58 sq ft
Approx.

Outbuilding
29 sq m/312.15 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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