

Stepping Stones

15 Yorkshire Way, Glossop SK13 8SB

£350,000



- SHIREBROOK PARK LOCATION
- Detached Family Home
- Cul-de-Sac Position
- Four Bedrooms (combined)
- 1 BEDROOM ANNEX

- Conservatory & Dining Area
- Garage & Driveway
- Private Rear Garden
- Far Reaching Views
- Viewing Essential

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MAIN DESCRIPTION

SHIREBROOK PARK LOCATION

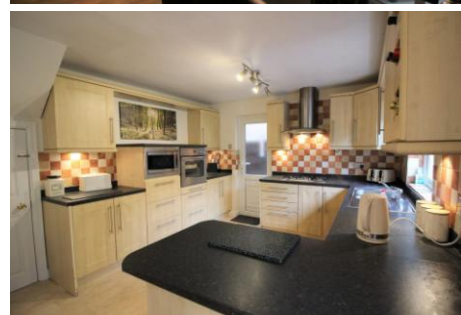
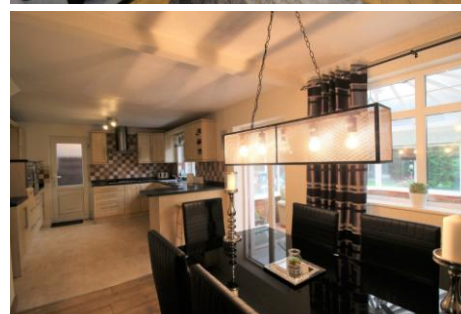
3 Bedrooms plus 1 Bedroom attached Annex.

Stepping Stones are delighted to offer for sale this unique and rear opportunity to purchase this detached family home which has been split to incorporate a three bedroom home and a one bedroom annex accessed either within the property or by separate external door.

This configuration is perfect for those families looking for the parents or older children to reside with them providing them whilst retaining their own independent living facilities. Shirebrook Park sits on the edge of the Peak District National Park and is just a short distance from Glossop Town Center where a host of local shopping and leisure facilities can be located along with renown restaurants and wine bars and a direct rail link into Manchester City Center.

The internal accommodation of the three bedroom wing in brief comprises; Entrance Hallway, Integral Garage, Lounge, Kitchen/Diner and Conservatory to the ground floor, three bedrooms and bathroom to the first floor with access via bedroom two to the Annex where there is a spacious four piece bathroom suite and double bedroom with separate stairs providing access to the Kitchen and Lounge.

Externally both properties enjoy the private rear garden with their own patio areas. There is a garage and driveway to the front elevation. Viewing is highly recommended call 01457 858955.



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ENTRANCE HALLWAY

Entrance door to hallway, internal door to integral garage, ceiling light point, stairs to the first floor accommodation, internal door to lounge.

LOUNGE

14' 3" x 11' 6" (4.35m x 3.53m) A spacious lounge opening into the kitchen/diner with bay window to the front elevation with private aspect, ceiling light point, wall light point, cornice to ceiling, wall mounted TV aerial point, coal effect fire with fire surround, wall mounted radiator.

DINING/KITCHEN

23' 9" x 11' 3" (7.26m x 3.43m) A spacious dining kitchen with a range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, integrated eye line oven, microwave, dishwasher, fridge and four ring gas hob with over hob extractor fan. uPVC double glazed windows x 2 to the rear elevation, uPVC double glazed side door and double patio doors providing access through to the conservatory, wall mounted radiator, 2 x ceiling light points, under stair storage cupboard.

CONSERVATORY

13' 3" x 12' 6" (4.06m x 3.83m) A spacious uPVC and brick conservatory to the rear elevation with private aspect, double patio doors providing access to the rear garden, tiled floor, ceiling fan light, wall mounted radiator.

LANDING

Stairs from the ground floor, uPVC double glazed window to side elevation, ceiling light point, loft access point, internal doors to the first floor accommodation.

MAIN BEDROOM

13' 2" x 8' 5" (4.02m x 2.57m) A double bedroom with uPVC double glazed window to the front elevation with private aspect and views, a range of over bed fitted wardrobes, cabinets and bedside and dressing table, wall mounted radiator, wall mounted TV aerial point, ceiling light point.

BEDROOM TWO

10' 7" x 8' 4" (3.23m x 2.55m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect and views of the surrounding countryside, wall mounted radiator, ceiling light point, Internal door providing access to Annex Bathroom.



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BEDROOM THREE

9' 8" x 5' 7" (2.97m x 1.72m)
uPVC double glazed window to front elevation, storage cupboard and built-in wardrobe, wall mounted radiator, ceiling light point.

BATHROOM

6' 0" x 5' 6" (1.85m x 1.70m) A three-piece suite comprising of w/c, sink cabinet unit and shower. Splash back tiling, wall mounted mirror with insect lighting, ceiling spotlight, wall mounted heated towel rail, uPVC double glazed window to the rear elevation

ANNEX BATHROOM

10' 5" x 7' 10" (3.18m x 2.39m) A four piece bathroom suite comprising of large bath, w/c, sink cabinet unit and separate shower cubicle. Splash back tiling, Wall mounted radiator, uPVC double glazed window to the rear elevation, ceiling light point

ANNEX LANDING

Window to the side elevation, loft access point, ceiling light point, internal door to bedroom, stairs to the ground floor accommodation.

ANNEX MAIN BEDROOM

12' 9" x 11' 1" (3.91m x 3.39m) A double bedroom with uPVC double glazed window to the front elevation with private aspect, ceiling light point, wall mounted radiator.

ANNEX KITCHEN

10' 0" x 7' 10" (3.05m x 2.40m) A range of high and low fitted kitchen units with contrasting Splash back work surfaces, integrated fridge/freezer, electric oven and four ring gas hob with over hob extractor fan, plumbing for washing machine, Stainless Steel Sink and draining unit, ceiling light point, wall mounted radiator, uPVC double glazed window and door to the rear elevation providing garden access and internal door to lounge.

LOUNGE

13' 3" x 11' 1" (4.06m x 3.39m) Large bay window to the front elevation, electric fire with surround, ceiling light points, TV aerial point, wall mounted radiator, external timber door providing access to the side and under stair storage cupboard with boiler



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EXTERNAL

FRONT - Driveway for off road parking and lawned front garden. Side access to the rear garden to both sides and side access to attached one bedroom annex. Weather porch to main entrance.

REAR - A private rear garden with two patio areas and lawned garden.



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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.