



23 Hastings Grange

Millhouses, Sheffield



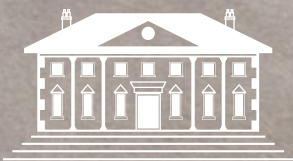
Blenheim
Park Estates



Exterior and Gardens

To the front of the property there is a driveway that provides space to park two vehicles. Also to the front, there is exterior lighting and an array of plants and shrubs. Access can be gained to the main entrance door. A path continues to the left side of the property with exterior lighting and provides access to the rear.

A Wonderful Three Bedroomed
Semi-Detached Residence...





23 Hastings Grange

Welcome to 23 Hastings Grange

Situated in the heart of the sought-after area of Millhouses, is this fantastic, modern three bedroomed home. 23 Hastings Grange is filled with natural light and provides excellent accommodation over two floors.

Occupying the majority of the ground floor is the open plan living kitchen where there are areas for dining, cooking and relaxing. The dining kitchen is contemporary in style and is well-appointed with many integrated appliances. Seamlessly leading through to the lounge, which offers a wonderful space that connects to the garden through bi-folding doors.

Across the first floor is the family bathroom and three bedrooms, including a generously-sized master bedroom that has an en-suite shower room. Externally, the property has off-road parking for two vehicles and a good-sized, south-westerly facing rear garden that is fully enclosed and contains mature planting.

23 Hastings Grange has convenient access to the amenities of Abbeydale and Millhouses, offering shops, restaurants, supermarkets and cafes. There is highly-regarded schooling in the area and a range of pleasant outdoor spaces, such as Millhouses Park, Endcliffe Park, Hutcliffe Woods and Ecclesall Woods. There is a selection of golf courses too, including Abbeydale Golf Club and Beauchief Golf Club.

The property briefly comprises on the ground floor: Entrance porch, cloaks cupboard, open plan living kitchen, WC, pantry and lounge.

On the first floor: Landing, family bathroom, master bedroom, master en-suite, bedroom 2, bedroom 3 and storage cupboard.

Ground Floor

Entrance Porch

With a light point and a central heating radiator. Timber double doors open to a cloaks cupboard and a timber door opens to the open plan living kitchen.

Clocks Cupboard

With cloaks hanging and shelving.

Open Plan Living Kitchen

A spacious and bright area, well-designed for everyday living.

Dining Kitchen

16'4 x 13'7 (4.98m x 4.15m)

Well-appointed with a front facing UPVC double glazed window with fitted shutters, recessed lighting, light points, extractor fan, central heating radiator, TV/aerial point, data point and timber flooring. There is a range of fitted base, wall/drawer units, incorporating a matching work surface, upstands and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Hoover four-ring gas hob with a Hoover extractor hood above, Hoover fan assisted oven/grill, Hoover microwave oven, a full-height fridge/freezer and a Hoover

dishwasher. Timber doors open to the WC and pantry. A wide opening leads to the lounge.

WC

Being partially tiled with recessed lighting, extractor fan and a central heating radiator. There is a suite in white comprising a Grohe low-level WC and a wall-mounted Sottini wash hand basin with a chrome mixer tap.

Pantry

With an extractor fan and a wall-mounted light point. There is a fitted work surface and provision for a full-height fridge/freezer and a washing machine/tumble dryer.

Lounge

16'5 x 10'9 (5.01m x 3.28m)

A homely lounge with light points, central heating radiators, TV/aerial point, data point and timber flooring. Bi-folding UPVC doors with double glazed panels open to the rear of the property.

From the dining kitchen, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With a side facing UPVC double glazed window, flush light points and a central heating radiator. Timber doors open to the family bathroom, master bedroom, bedroom 2, bedroom 3 and a storage cupboard. Access can also be gained to a loft space.





Dining Kitchen
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A Wonderful Dining Kitchen
with Integrated Appliances

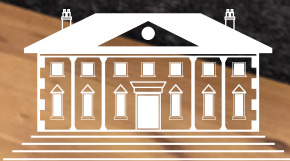




Lounge
16'5 x 10'9 (5.01m x 3.28m)

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A Bright and Airy
Reception Room...





23 Hastings Grange

A Delightful, Modern Residence Situated in the Heart of a Most Sought-After Area

Family Bathroom

A contemporary family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, shaver point and a chrome heated towel rail. There is a suite in white comprising a Grohe low-level WC and a wall mounted vanity unit houses a Sottini wash hand basin with a chrome mixer tap and has storage beneath. To one wall, there is a panelled bath with a Vado chrome mixer tap, an additional hand shower facility and a glazed screen.

Master Bedroom

12'0 x 9'1 (3.65m x 2.78m)

Generous in size, with a rear facing UPVC double glazed window, flush light point, central heating radiator, TV/aerial point and a data point. There is a range of fitted furniture, which incorporates long hanging and shelving. A timber door opens to the master en-suite.

Master En-Suite

Having recessed lighting, extractor fan, partially tiled walls, recessed storage cabinet and a chrome heated towel rail. There is a suite in white comprising a Grohe low-level WC and a wall mounted vanity unit incorporating a Sottini wall mounted wash hand basin with a chrome mixer tap and a drawer beneath. To one wall, there is a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

15'9 x 9'1 (4.79m x 2.77m)

A double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator.

Bedroom 3

8'11 x 7'0 (2.71m x 2.13m)

Currently being used as a study but could be utilised as a third bedroom. Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Storage Cupboard

With a flush light point and housing the Potterton boiler.

Exterior and Gardens

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To the rear of the property, there is exterior lighting, a water tap and a patio area that allows for seating and access to the lounge. The garden is mainly laid to lawn with mature trees and shrubs. There is also a garden shed which provides a useful area for storage. The garden is enclosed by timber fencing and brick walling.



Landing

With a side facing UPVC double glazed window, flush light points and a central heating radiator. Timber doors open to the family bathroom, master bedroom, bedroom 2, bedroom 3 and a storage cupboard. Access can also be gained to a loft space.

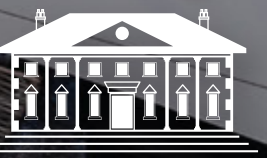




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A Spacious Master
Bedroom Suite...





Master En-Suite

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Bedroom 3

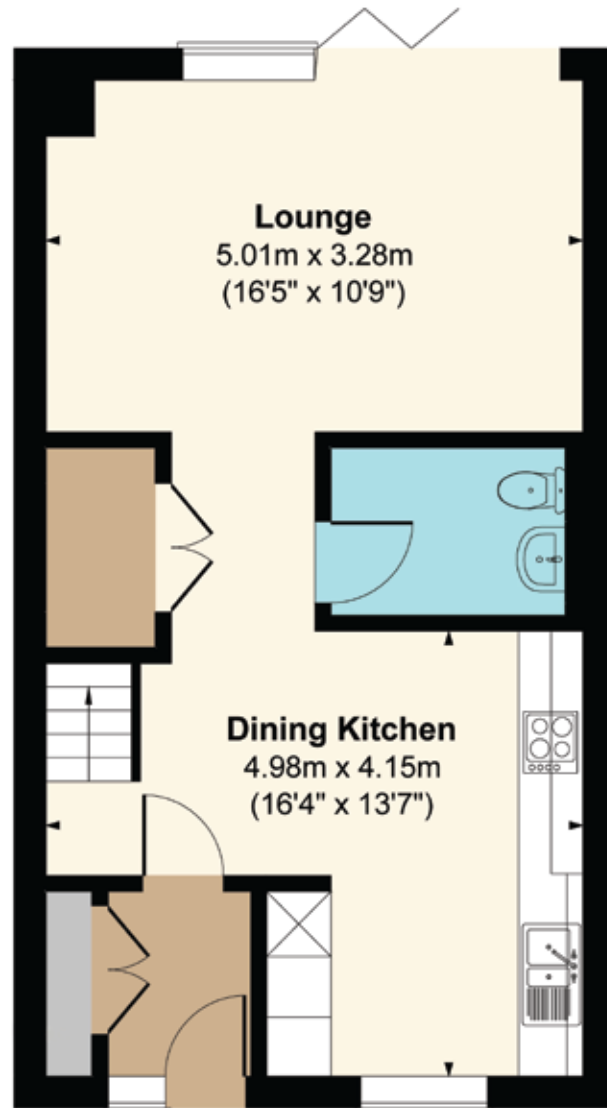
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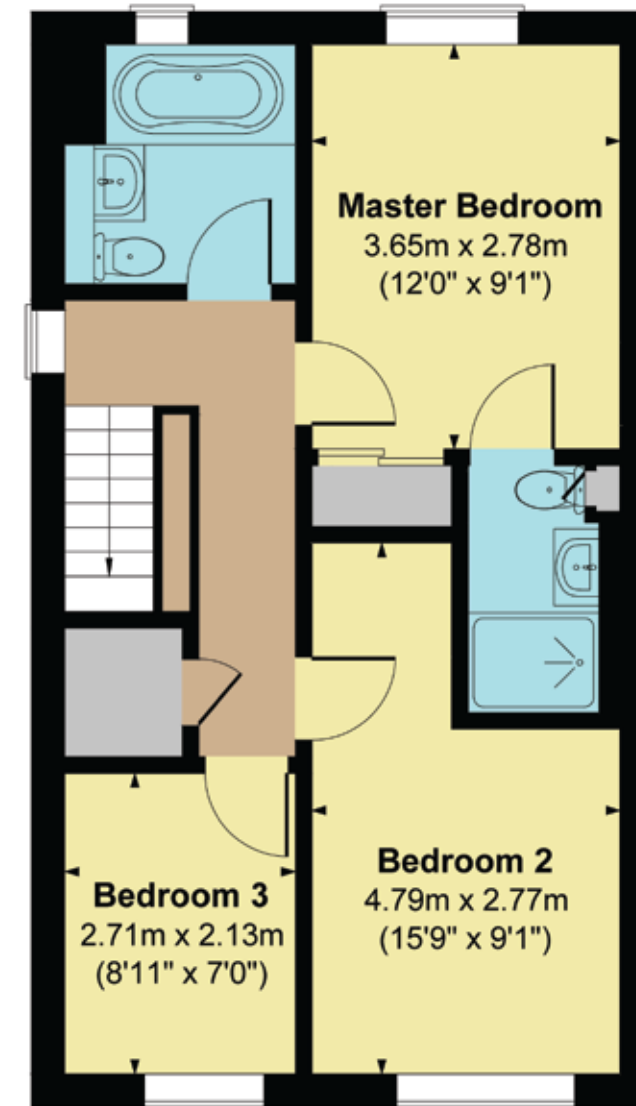




**TOTAL APPROXIMATE
FLOOR AREA
1002 SQ.FT. (93.0 SQ.M.)**



**GROUND FLOOR
APPROXIMATE FLOOR AREA
501 SQ.FT. (46.5 SQ.M.)**



**FIRST FLOOR
APPROXIMATE FLOOR AREA
501 SQ.FT. (46.5 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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A South-Westerly
Facing Rear Garden





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Tenure Details: The service charge is £250 per year and there is a bi-annual sum of £250 for the ground rent. The lease term is 500 years from 2017, therefore there are 493 years remaining.

Council Tax Band: D

Services: Mains electric, mains water, mains drainage and mains gas. The property has solar panels which are owned and operate on a feed-in tariff. There is fibre broadband and the mobile phone signal is good.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is low.

Rights of Access/Shared Access: None.

Other Information: The property has an NHBC guarantee which runs to 31 March 2027 and the gas central heating is HIVE controlled.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



23 Hastings Grange
Millhouses, Sheffield,
South Yorkshire S7 2HJ

Offers in Excess of £425,000