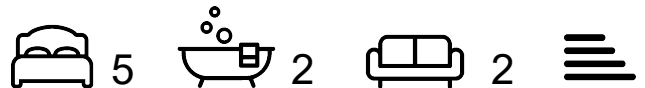




## High Greave

Sheffield, S5 9GS

AUCTION By Auction £450,000



- FOR SALE BY MODERN METHOD OF AUCTION • SUBJECT TO RESERVE PRICE
- Ts & Cs Apply
- BUYERS FEES APPLY
- POTENTIAL TO EXTEND OR DEVELOP LAND - SUBJECT TO PLANNING PERMISSION
- AMPLE OF OFF ROAD PARKING AND GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- 5 BED DETACHED - VACANT POSSESSION
- SPACIOUS DIMENSIONS THROUGHOUT WITH SCOPE TO RECONFIGURE
- EXTENSIVE GARDEN WITH BABBLING BROOK
- COUNCIL TAX D

# High Greave

Sheffield, S5 9GS

**AUCTION By Auction £450,000**



**SOLD BY MODERN METHOD OF AUCTION!** Nestled in the desirable area of High Greave, Sheffield, this impressive five-bedroom detached house offers an exceptional opportunity for those seeking to create their dream home. The property boasts a generous plot just under an acre, presenting the potential for further development or build opportunities, subject to planning permission, making it an enticing prospect for both families and investors alike.

As you step inside, you will be greeted by spacious rooms that provide a canvas for your personal touch. The large living areas are perfect for entertaining guests or enjoying quiet family evenings, while the well-proportioned bedrooms offer comfort and privacy for all members of the household. The layout of the home allows for a variety of design possibilities, ensuring that you can tailor the space to suit your lifestyle.

The surrounding area of High Greave is known for its community spirit and convenient amenities, making it an ideal location for families. With local schools, parks, and shops within easy reach, you will find everything you need just a stone's throw away. The M1 is also only a short drive away, with direct roads leading to Sheffield, Rotherham and Barnsley, making it a great commuter location.

This property is not just a house; it is a place where you can envision your future. With its ample space and potential for expansion, it invites you to explore the possibilities and make it your own. Do not miss the chance to view this remarkable home and discover the endless opportunities it presents.

## ENTRANCE PORCH

Through a glazed wooden door leads into a handy front porch, with tiled flooring perfect for muddy paws or wellies, two surrounding windows and composite door leading into the hallway.

## HALLWAY

A roomy hallway comprising understairs storage, entrance to cellars, original floor boards, wall mounted radiator, stairs rising to first floor and doors leading to all rooms downstairs.

## LIVING ROOM

16'6 x 13'10 (5.03m x 4.22m)

A spacious living area with a large wooden bay window and 1 side wooden window drenching the room in natural light, wooden fire surround giving a good focal point to the room, telephone point and tv aerial.

## DINING/LIVING

15'2 x 11'10 (4.62m x 3.61m)

A spacious dining/living room, comprising side wooden bay window and rear facing sliding patio doors, wall mounted radiator, fire surround with electric fire, aerial point and original floorboards.

## KITCHEN

15'9 x 11'9 (4.80m x 3.58m)

Boasting an array of cream wall and base units providing plenty of storage space, contrasting work surfaces, inset sink with chrome mixer tap, space for fridge/freezer, undercounter space and plumbing for washing machine, range master with extractor above, wall mounted boiler, potential to create an open plan kitchen and living area if desired.

## SUN ROOM

12'10 x 10'9 (3.91m x 3.28m)

Great addition to any property, allowing you to enjoy the garden all year round and giving you extra living space to use as you wish, comprising ceiling fan sockets, wall mounted gas radiator, aerial point, wooden windows and wooden glazed patio door leading directly out onto the paved patio.

## DOWNSTAIRS WETROOM

A recently, non slip wet room, fully tiled in fresh white, hosting an electric shower, white pedestal sink, low flush WC, extractor fan and frosted uPVC window.

## MASTER BEDROOM

17'2 x 13'9 (5.23m x 4.19m)

Master bedroom flooded in natural light through a large front facing bay wooden window, telephone point and two wall mounted radiator.

## BEDROOM 2

15'10 x 12'2 (4.83m x 3.71m)

A further good sized double bedroom comprising tv aerial, built in cupboard with water tank and side wooden bay window.

## BEDROOM 3

11'11 x 8'6 (3.63m x 2.59m)

A further good sized double bedroom, comprising wall mounted radiator, tv aerial and rear facing window.

## BEDROOM 4

18'1 x 6'5 (5.51m x 1.96m)

Another double bedroom, nursery or home office, rear facing uPVC window, tv aerial and wall mounted radiator.

## LOFT ROOM

23'0 x 13'11 (7.01m x 4.24m)

Spacious loft room comprising built in wardrobes and walk in cupboards, two Velux windows and wooden side window, eave storage, telephone point and gas wall mounted heater.

## BATHROOM

A generously sized bathroom, fully tiled, comprising bath with telephone tap, pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted window.

## EXTERIOR

Picture-perfect property with outstanding kerb appeal, set on a substantial plot, just under an acre, predominantly laid to lawn. The grounds feature a babbling brook, defined boundaries and well established shrubs and edges creating a private setting. A generous driveway provides ample off-road parking complimented by a garage/outbuilding for additional storage or potential use. Property and garden offering significant scope for further build/development (subject to planning permission) presents endless opportunity for extension, enhancement or further development with an extra dwelling as a possibility.

# Floorplan



Total floor area 197.0 sq.m. (2,120 sq.ft.) approx

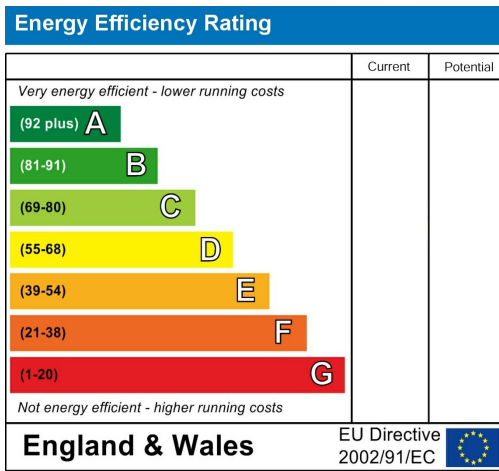
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







## Energy Efficiency Graph

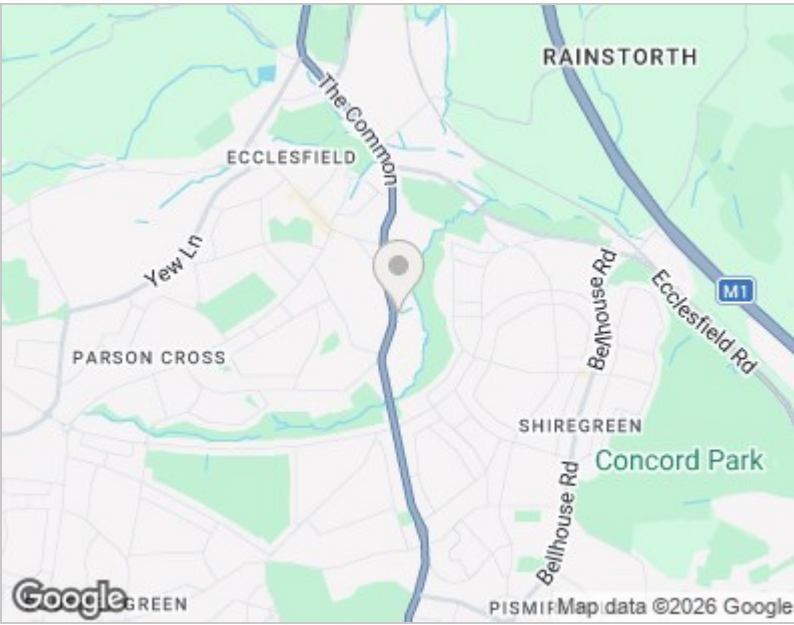


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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. 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.

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