Saxton Mee







Far Lane Hillsborough Sheffield S6 4FE
Price £350,000

St Luke's Sheffield's Hospice

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** FREEHOLD ** Viewing is highly recommended to fully appreciate this impressive four-bedroom, bay-fronted semi-detached property. Ideally suited to modern family living, the property boasts a fantastic south-facing rear garden and a range of desirable features, including solar panels generating approximately £450 per annum, internal oak doors, uPVC double glazing and gas central heating.

The property is approached via a composite entrance door leading into an extended entrance porch. The entrance hall benefits from a fitted storage cupboard and a convenient downstairs WC. The impressive open-plan kitchen/diner forms the heart of the home, featuring a central island with breakfast bar incorporating an induction hob and discreet, built-in extractor. The kitchen is fitted with a range of contemporary units complemented by contrasting Corian worktops. Integrated appliances include a fridge, two freezers, electric oven, microwave, dishwasher and washing machine. A cast-iron multi-fuel stove provides an attractive focal point, with fitted cupboards positioned to either side. uPVC French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. The kitchen/diner flows bright and airy garden room, which provides an ideal space to enjoy views over the garden. A large opening from the kitchen leads into the spacious lounge, which features a bay window and an electric fire.



The first floor provides three bedrooms, together with the family bathroom and separate WC. The principal double bedroom benefits from fitted wardrobes and attractive feature wall panelling. Bedroom two is also a double and features fitted wardrobes and additional cupboards. The stylish family bathroom is finished with contemporary tiling and comprises a white suite including a bath with overhead shower.

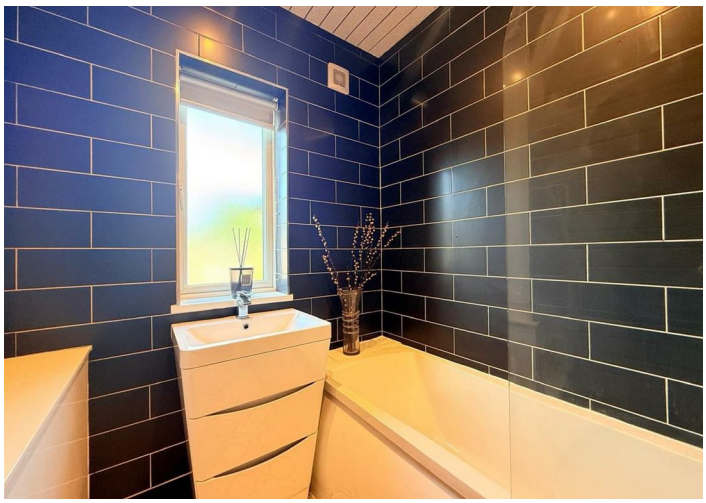
The second floor has a fourth double bedroom and benefits from two Velux windows, a side window and eaves storage.

- A SUPERB FAMILY HOME OFFERING FLEXIBLE LIVING ACCOMMODATION ACROSS THREE FLOORS
- FANTASTIC SOUTH-FACING REAR GARDEN, OFFERING AN EXCELLENT OUTDOOR SPACE FOR FAMILIES AND ENTERTAINING
- CONTEMPORARY FITTED KITCHEN WITH CONTRASTING CORIAN WORKTOPS
- SPACIOUS LOUNGE WITH BAY WINDOW AND ELECTRIC FIRE
- SOLAR PANELS GENERATING APPROXIMATELY £450 PER ANNUM
- BRIGHT AND AIRY GARDEN ROOM, OVERLOOKING THE GARDEN
- CONVENIENT DOWNSTAIRS WC
- FIRST FLOOR PROVIDES THREE BEDROOMS, FAMILY BATHROOM AND SEPARATE WC










OUTSIDE
A low wall and wrought iron railings enclose the attractive front garden, with gated side access leading to the fully enclosed, south-facing rear garden. The rear garden is thoughtfully arranged with a combination of timber decking, a block-paved area and a further lawn, providing a versatile and low-maintenance outdoor space.

A useful workshop/store benefits from power and lighting and offers excellent potential for a variety of uses, including a home gym, garden bar or hobby room.

LOCATION
Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a job, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band B.

VALUER
Greg Ashmore MNAEA

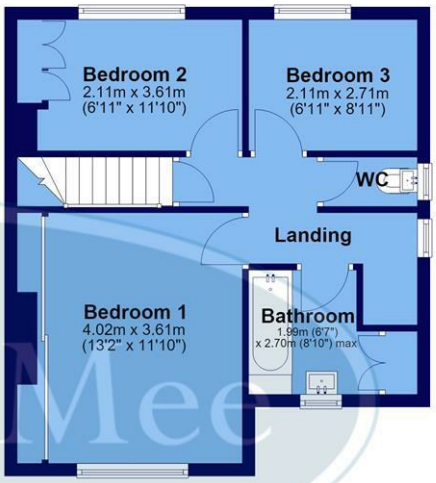
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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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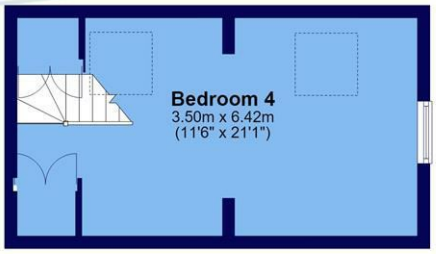
Ground Floor
Approx. 57.8 sq. metres (621.9 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.4 sq. feet)



Second Floor
Approx. 22.5 sq. metres (241.8 sq. feet)

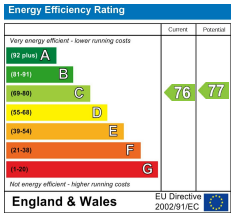


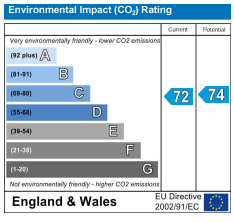
Total area: approx. 122.8 sq. metres (1322.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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