

50 Holmley Lane, Dronfield, S18 2HS

Saxton Mee

50 Holmley Lane

£150,000

Surprisingly spacious two double bedroomed first floor flat which is favourably located just off Holmley Lane with distant views to the front and side.

The property offers gas central heating and double glazing along with being within close proximity of Dronfield town with its superb local amenities including sports centre, train station and renowned schooling along with ease of access into Sheffield city centre and St James Retail Park.

Having its own front door which is access via a concrete area to the side of the property where there are two brick built stores, entrance hall, stairs rise to the first floor, bright and airy landing with large built in cupboards to one wall, living room with window overlooking the front and feature fireplace, door to the front facing newly upgraded balcony with far reaching views and space for an outside table and chairs. Kitchen with a range of built in appliances and pantry store cupboard which houses the wall mounted boiler. Bedroom one with built in wardrobe and views to the rear, bedroom two with built in wardrobe. Modern fully tiled bathroom with shower over the bath and a folding screen.

Outside: communal gardens with washing/drying space and lawns, on road parking.

- Affordable spacious two double bedroomed flat
- Close to Dronfield town, St James Retail Park and ease of access to Sheffield city centre
- Gas central heating and double glazing
- Balcony to the front with views
- Small cul-de-sac position
- Short established upwards chain
- Communal gardens and drying area
- EPC - C
- Leasehold: £40 a year ground rent, Service charge shared between the four flats and proportioned throughout the year
- Council Tax Band A





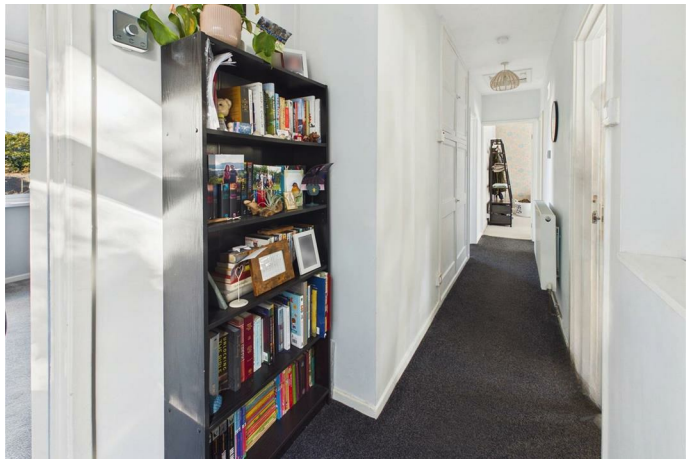




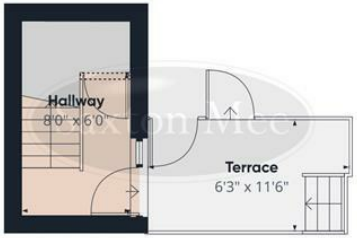












Floor 0





Floor 1

Approximate total area(1)

748 ft²

Balconies and terraces

141 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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