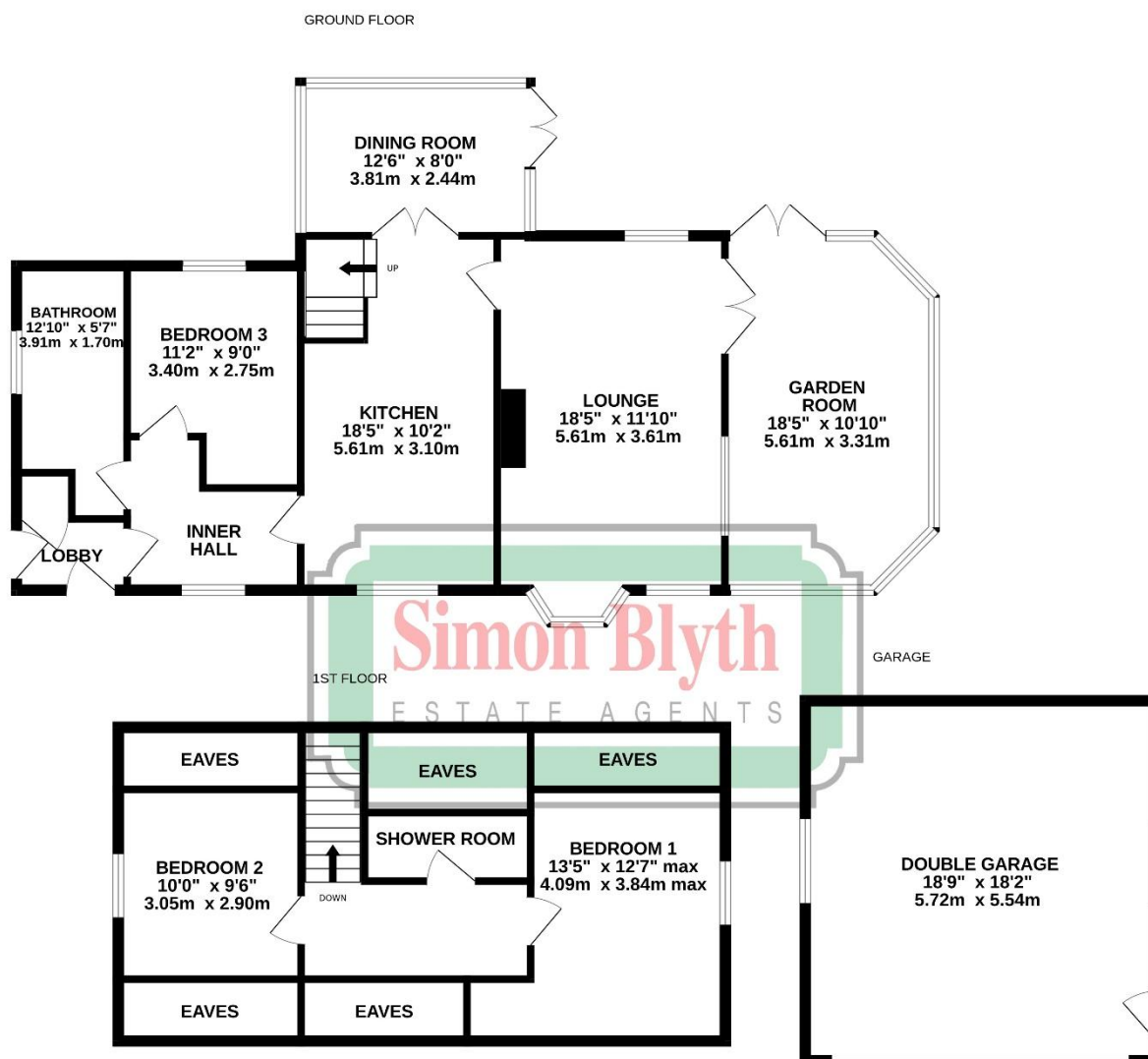


Simon Blyth
ESTATE AGENTS



TOLL BAR COTTAGE, MIDDLEWOOD ROAD NORTH, S35 0HE



TOLL BAR COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

ENJOYING A RIVER SIDE LOCATION AND OFFERING A WEALTH OF PERIOD CHARM AND CHARACTER FEATURES, TOLL BAR COTTAGE OFFERS EXCELLENTLY PROPORTIONED AND WELL-PRESENTED LIVING ACCOMMODATION IN THIS LOVELY LOCATION OVERLOOKING THE RIVER DON. LOCATED CLOSE TO THE AMENITIES OF THE SOUGHT-AFTER AREA OF OUGHTIBRIDGE WITH EXCELLENT LINKS TO THE SHEFFIELD CITY CENTRE YET SUCH A SHORT DISTANCE FROM THE BEAUTIFUL COUNTRYSIDE. THIS PERIOD HOME WITH ORIGINS WE BELIEVE TO BE APPROXIMATELY 300 YEARS OLD, HAS THE FOLLOWING ACCOMMODATION IN A TWO-STORY CONFIGURATION. THE GROUND FLOOR IS ARRANGED WITH A ENTRANCE PORCH/BOOT ROOM, A FANTASTIC FAMILY KITCHEN/BREAKFAST ROOM, A LARGE LIVING ROOM WITH FEATURE FIREPLACE AND LOG BURNER, A LARGE CONSERVATORY, A DOUBLE BEDROOM AND FAMILY BATHROOM. THE FIRST FLOOR COMPRISES TOW DOUBLE BEDROOMS WITH VELUX WINDOWS AND SHOWER ROOM.

Property Tenure: Freehold Council Tax Band: C EPC Rating: E

Offers In the Region Of £495,000

ENTRANCE PORCH

Measurements – 12'6" x 8'0"

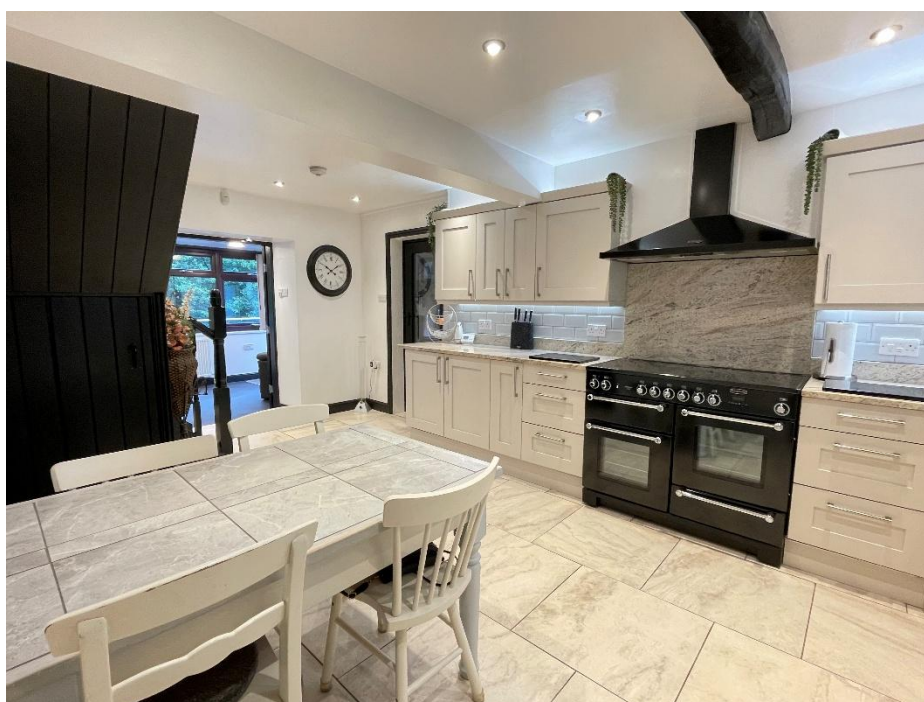
Entrance gained via timber and double-glazed door with leaded glass into entrance porch with built in cupboard, ceiling light, central heating radiator, tile floor and timber and glazed stable style door gives access out to the side garden.



DINING KITCHEN

Measurements – 18'5" x 10'2"

An excellently proportioned dining kitchen with ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting solid granite worktops with matching upstands, tile splashbacks and tiled floor. There is space for a range cooker with granite splashback and chimney style extractor fan over, there is an integrated slim line dishwasher, housing for an American style fridge freezer and a Belfast style ceramic sink with chrome mixer tap over. The room has inset ceiling spotlights, exposed timber beams, central heating radiator and staircase rising to the first floor with useful cupboard underneath and further store. There is a timber double glazed window to the front and twin French doors opening through to the garden room.





LIVING ROOM

Measurements – 18'5" x 11'10"

An excellently proportioned principal reception space oozing character with an abundance of original features in the form of exposed timber beams and stonework including stone mullioned fireplace with multi-fuel stove and exposed stone shelving. There are numerous wall lights, central heating radiator and timber and double-glazed windows to the front and two uPVC double glazed windows to the rear, the room is finished with a wood effect laminate flooring.





CONSERVATORY

Measurements – 18'5" x 10'10"

Taking the stone stairwell from the lounge, you reach the lower ground floor cellar, which has lighting and power in situ and is separated into two rooms. The first of which features the original stone keeping slab and with two recessed stone shelves for storage.





FAMILY BATHROOM

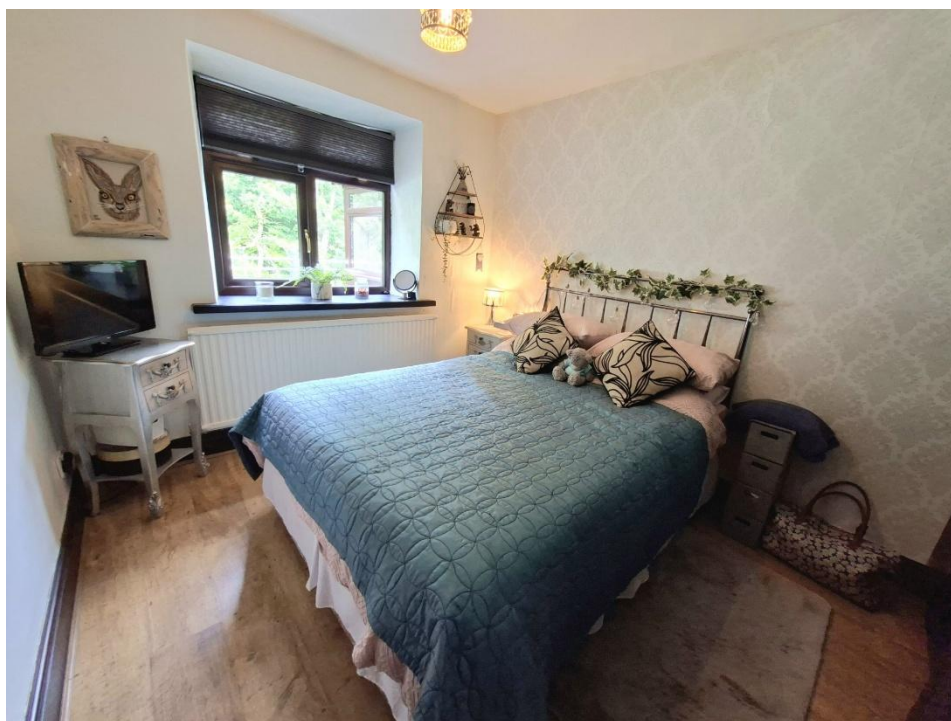
Measurements – 12'10" x 5'7"

Back from the inner hallway we find the bathroom, comprising of a four-piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, free standing roll top bath with chrome mixer tap and phone style shower attachment and shower enclosure with Triton electric shower within. There are inset ceiling spotlights, full tiling to the walls and floor, central heating radiator and obscure timber glazed window to the side, there is also access to loft space via a hatch.

BEDROOM ONE

Measurements – 13'5" x 12'7" max

A double bedroom on the ground floor with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window overlooking the river.



BEDROOM TWO

Measurements – 10'0" x 9'6"

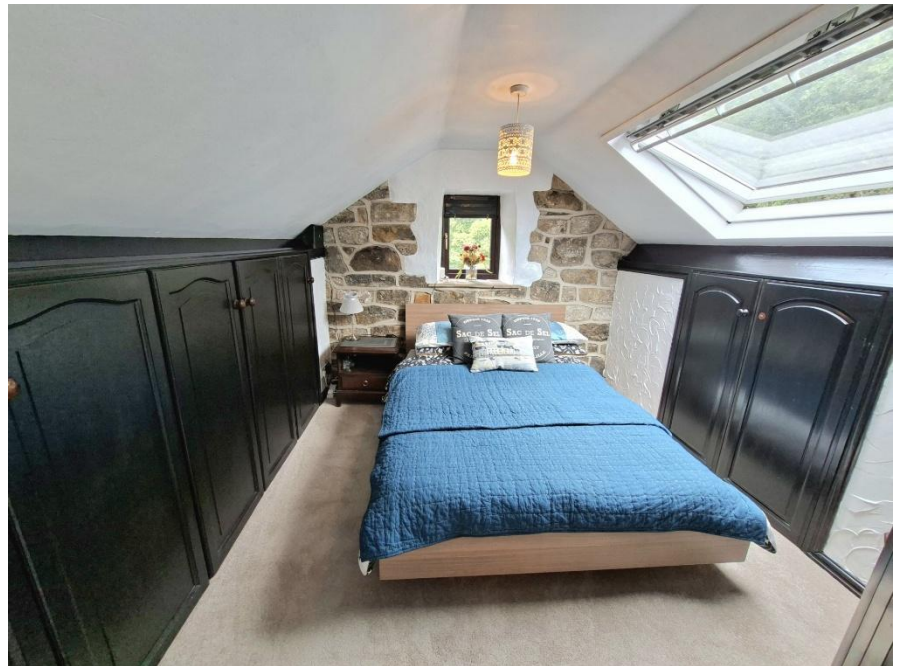
A double bedroom with exposed timber and stonework. There is ceiling light, central heating radiator, continuation of the wood effect laminate flooring and built in hanging space, there is a Velux sky light to the rear and uPVC double glazed window to the side with river views.



BEDROOM THREE

Measurements – 11'2" x 9'0"

A double bedroom with ceiling light, exposed stonework, central heating radiator, under eaves storage with hanging space, Velux sky light to the rear and uPVC double glazed window to the side.



SHOWER ROOM

Having been added by the current vendors, this additional wash area perfectly services bedrooms two and three and has a three-piece white sanitary ware suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and Triton electric shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor, central heating radiator and Velux skylight to the rear.

BALCONY



REAR GARDEN



ADDITIONAL INFORMATION

EPC rating – E

Property tenure – Freehold

Local authority – Sheffield City Council

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 16:00



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