

Orgreave Rise,Woodhouse Mill Sheffield

william
h brown

welcome to

Orgreave Rise,Woodhouse Mill Sheffield

Occupying a generous corner plot, this three-bedroom detached family home offers a lounge, dining room, conservatory, fitted kitchen, shower room and downstairs WC. Further benefits include private gardens, a generous driveway and substantial detached garage.













Agent's Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Agent's Note
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch
With a front facing double glazed window, a side facing sealed unit door and access into the entrance hall.

Entrance Hall
With stairs which rise to the first floor landing, two useful storage cupboards and a central heating radiator.

Ground Floor W.C
Convenient downstairs cloakroom fitted with a low-level WC and wash hand basin.

Living Room
Spacious living room featuring an attractive front-facing bay window, allowing plenty of natural light. With a feature fireplace, laminate flooring and central heating radiator, the room flows through an open archway into the dining area.

Dining Room
With open access from the living room, there is coving to the ceiling, a central heating radiator and double doors leading into the conservatory.

Conservatory
Versatile light-filled space with rear and side facing double glazed windows, side facing French doors overlooking the garden and laminate flooring.

Kitchen
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a four ring electric hob with extractor above, a double eye level oven and grill, space for a fridge freezer and complimentary tiling. There is a central heating radiator, tiling to the floor, a rear facing double glazed window and a side door to the garden.

First Floor Landing
Bright landing with a useful storage cupboard, access to the loft via the hatch and a side facing double glazed window.

Bedroom One
With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Two
With a rear facing double glazed window and a central heating radiator.

Bedroom Three
With a rear facing double glazed window and a central heating radiator.

Shower Room
Fitted with a wash hand basin on a vanity unit, a shower cubical with shower, tiling to the walls and floor and a front facing obscured double glazed window.

W.C
Separate from the shower room and is fitted with a low flush W.C.

Outside
To the front of the property there is a gated driveway which intern leads to the detached garage and provides generous off road parking. To the rear there is a hard landscape low maintenance garden, enclosed with a brick wall and hedging to the perimeter providing a private and screened garden.

Garage
With an up and over door, three side facing windows and a further side access door.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Orgreave Rise, Woodhouse Mill Sheffield

- Three bedroom detached property
- Corner plot & no chain
- Lounge, dining room and conservatory
- Driveway
- Sought after area

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

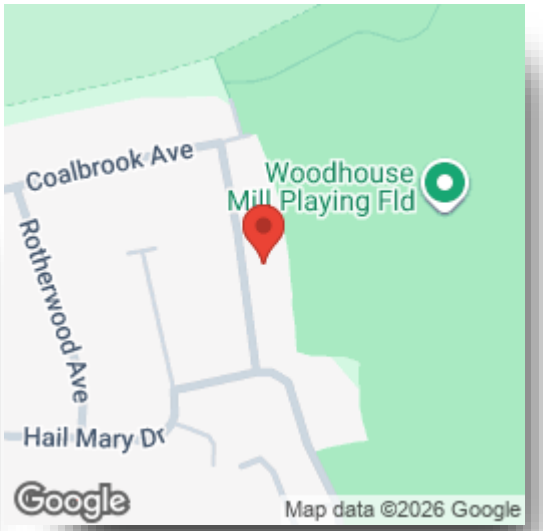
guide price

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115424

The Property Ombudsman

Property Ref:
CPK115424 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

0114 247 1421

crystalpeaks@williamhbrown.co.uk

Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH

williamhbrown.co.uk