



# 93, Folds Lane

Sheffield, S8 0ET

## Description

This gorgeous property occupies an enviable setting on Folds Lane, backing onto the wooded bank that descends to Millhouses Park and provides the perfect backdrop to this lovely home. The property has been significantly extended in recent years and there is still planning permission granted to further the accommodation via a two storey front porch and an ensuite bathroom to the principal bedroom if required. The current layout includes the ubiquitous, open plan dining kitchen that overlooks the pretty rear garden and provides the perfect place to entertain or family life. From here there is access to a living room which is one of two further reception areas alongside the large dining area that is found in the kitchen. The first floor features three bedrooms, two of which are good doubles, and there is also a family bathroom. Externally there is a block paved driveway at the front that provides parking for more than three cars and leads to the integrated double garage and utility room beyond. To the rear of the property



- Enduring planning permission for a two storey porch and ensuite bathroom to be added if required.
- Living room with feature fireplace.
- Entrance hall, ground floor W.C and a separate utility room.
- No onward chain, Freehold and Council Tax Band C.

- Central heating via a combi boiler and modern double glazing combine to produce an excellent EPC rating of C73.
- Versatile second reception room with a bay window providing valuable space to be utilised in any way you see fit.
- Block paved driveway providing off road parking for several cars and an integrated, tandem, double garage with access to the utility room.
- Three bedrooms including two good doubles.
- Fabulous, open plan dining kitchen with French windows onto the garden.
- Lovely rear garden with a terrace and central steps leading onto the enclosed lawn.



there is a lovely garden which backs onto the woods at the rear. Beauchief is a highly regarded neighbourhood, located in the southwestern part of Sheffield. It is situated approximately 4 miles (6.4 kilometres) from the city centre and is known for its tranquil and leafy surroundings. The area is primarily residential, characterised by a mix of housing styles ranging from Victorian and Edwardian-era homes to those with more modern architecture. One of the notable features of Beauchief is the old Beauchief Abbey, a historic site that dates back to the 12th century. The abbey ruins are surrounded by picturesque parkland known as Beauchief Abbey Gardens, which offers a serene setting for leisurely walks and picnics. The suburb is also home to Beauchief Golf Course, a popular destination for golf enthusiasts. The course is set amidst beautiful greenery and provides stunning views of the surrounding area. In terms of amenities, Beauchief has a range of local shops, cafes, and restaurants catering to the needs of its residents. It also benefits from excellent transportation links, with regular bus services connecting the area to Sheffield city centre and other nearby suburbs.

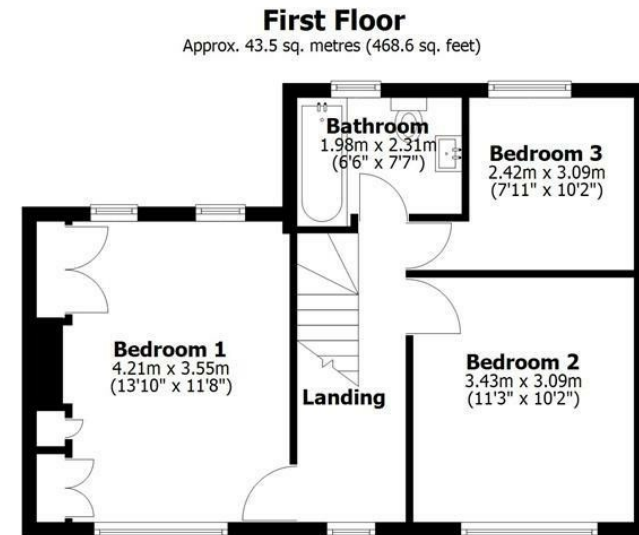
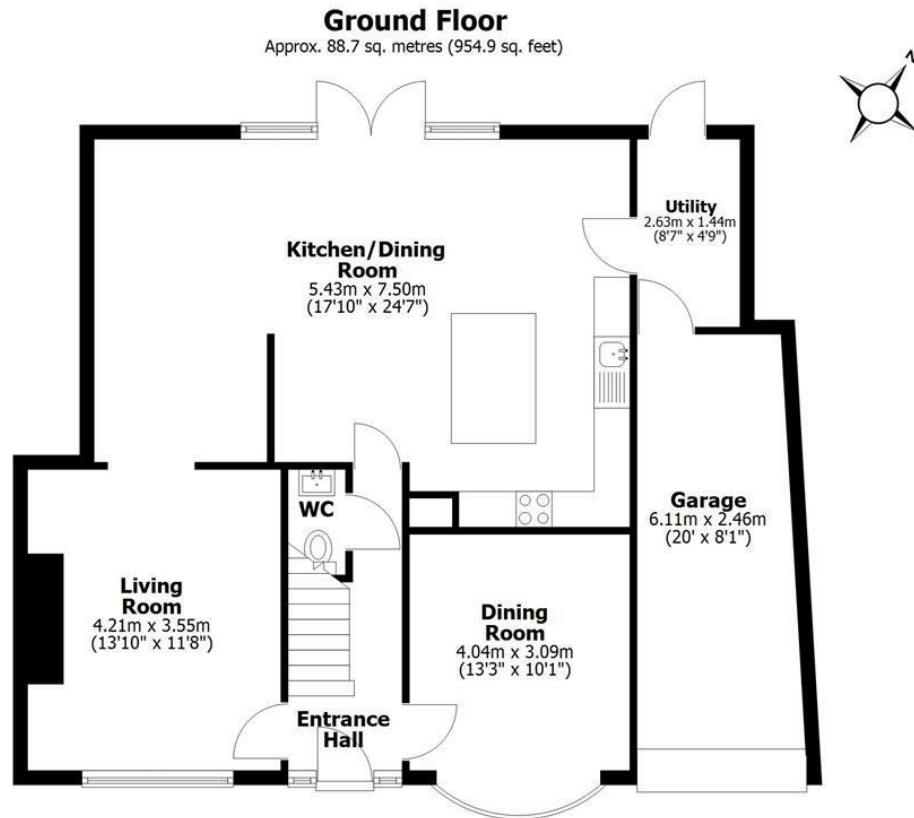
#### Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







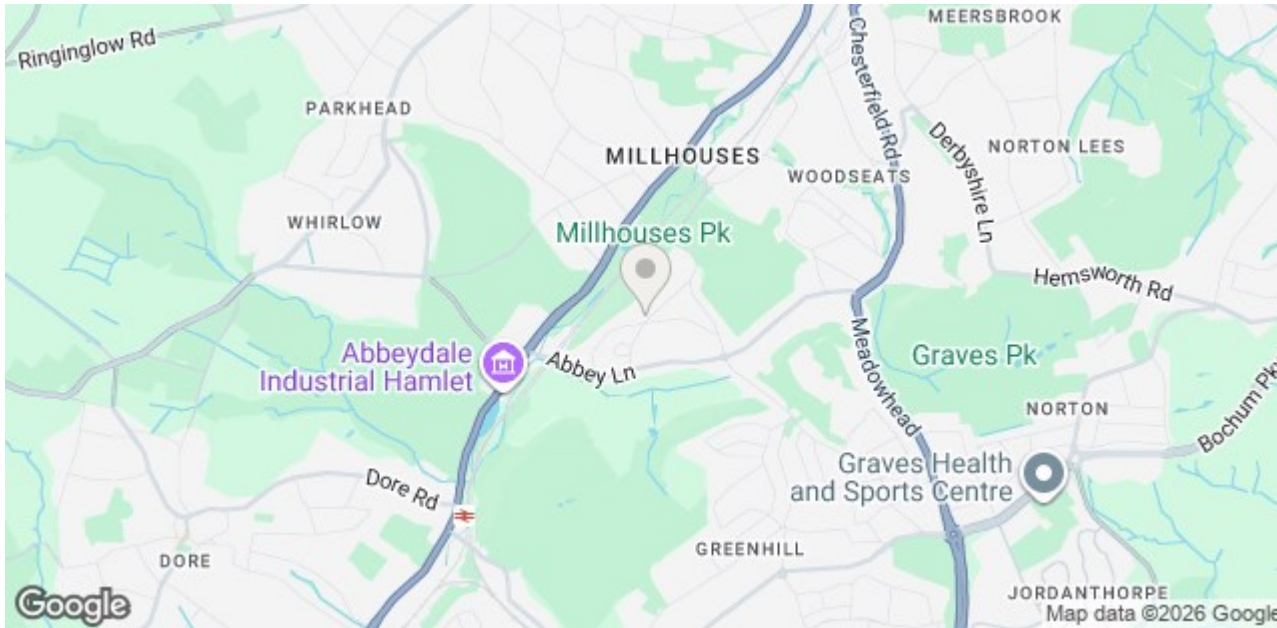


Total area: approx. 132.3 sq. metres (1423.5 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**93 Folds Lane**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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