



3, Stonewood Court

Sheffield, S10 5SR

Description

An attractive, stone built property that was constructed in the early 1980's and offering accommodation over two floors. Almost classed as a bungalow, due to there being very few stairs to climb, this property would suit the downsizing market very well. With an easily maintained south easterly facing garden to the rear and the potential to link the room to the rear of the garage into the main accommodation with some building work (subject to regs) if required. At present this room is accessed from the garage, or via a short flight of steps in the rear garden. The city centre, main hospitals and universities are found a short drive away and there are local bus services that run along Sandygate. The glorious surrounding countryside of The Peak Park is also found close by, providing the owners the opportunity to explore and enjoy scenic



- Two double bedrooms both with fitted or built in wardrobes.
- Fitted kitchen with breakfast bar and door to the garden.
- Utility room/store room to the rear of the garage, offering potential for further living space, if connected to the house (subject to regs).
- 200 year lease from 1981 at an annual ground rent of £75, Council Tax Band E.
- Living room with fireplace and archway to dining room.
- Bathroom and separate W.C off the hallway,
- Gorgeous rear garden with terrace and lawn.
- Dining room with patio doors opening onto the pretty garden.
- Off road parking leading to a larger than average garage.
- Gas central heating and fully double glazed providing an EPC rating of D58.



walks at a moment's notice. This lovely property is also available with no onward chain for added convenience.

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.

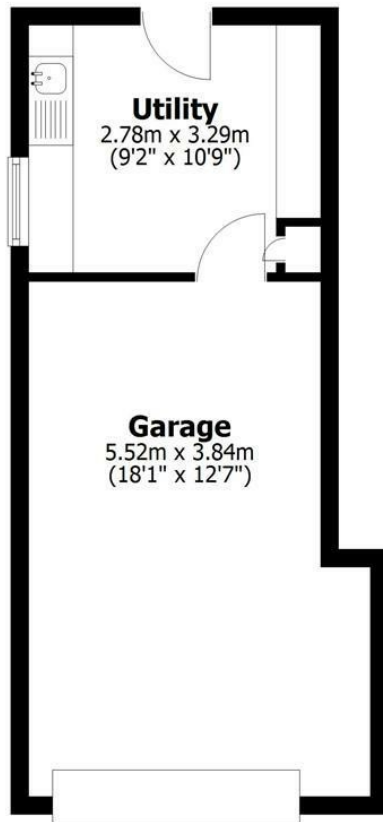






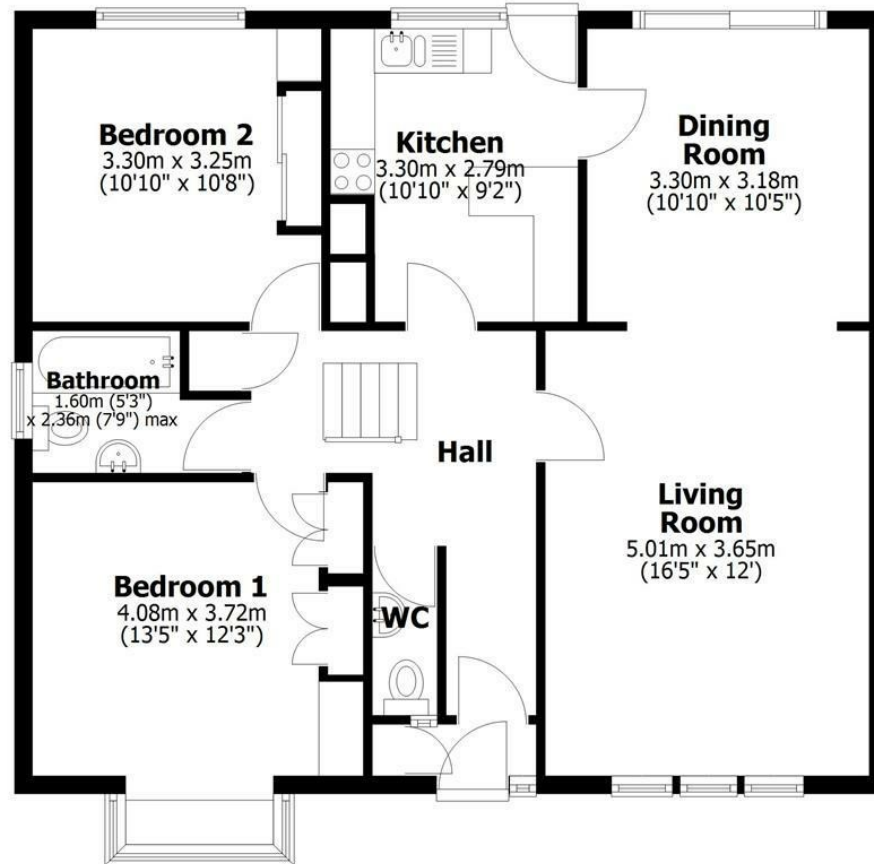
Lower Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Ground Floor

Approx. 80.4 sq. metres (865.2 sq. feet)

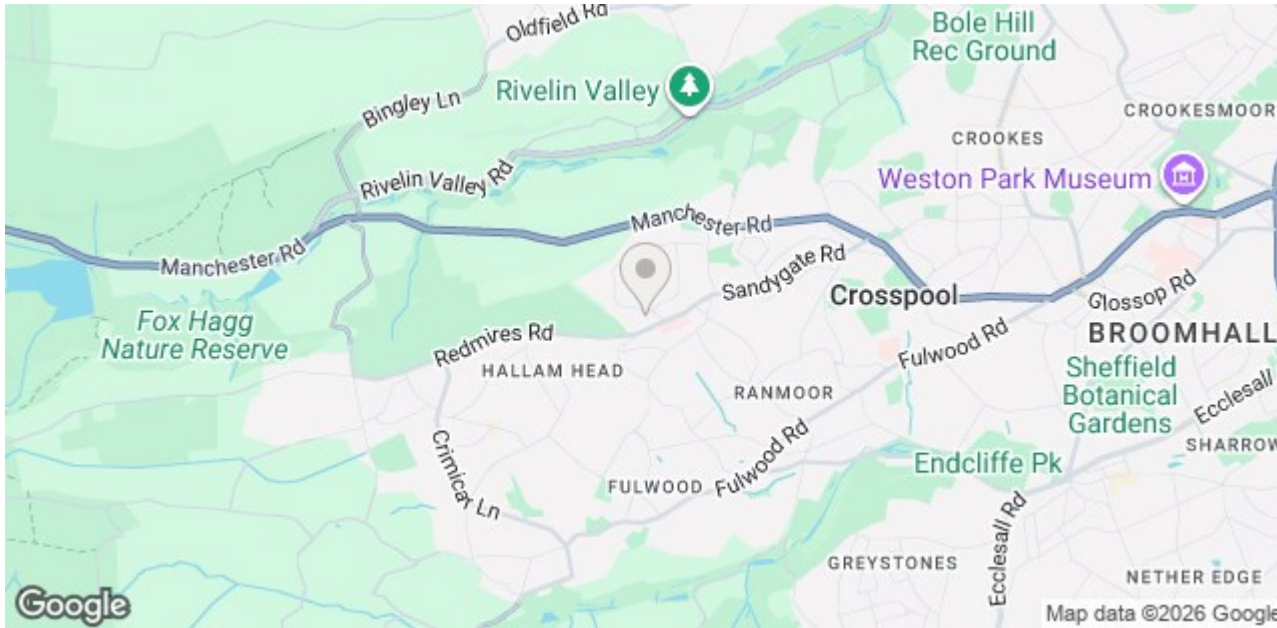


Total area: approx. 109.3 sq. metres (1176.3 sq. feet)

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

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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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