



Fox Hill Road Birley Carr Sheffield S6 1HF
Offers Around £230,000

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**** FREEHOLD ** NEW ROOF **** Viewing is recommended to fully appreciate the character, charm and generous accommodation offered by this four-bedroom cottage, which dates back to 1865. Set back from the road and arranged over four levels, including a useful cellar, the property includes uPVC double glazing and gas central heating. Externally, there is an enclosed rear courtyard together with the added benefit of a garage.

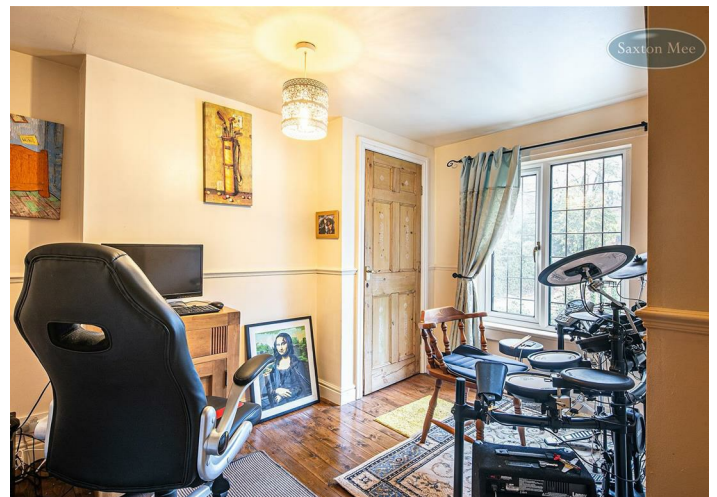
The accommodation is entered via a uPVC entrance door opening into an entrance lobby, which leads through to the kitchen/breakfast room. The kitchen is fitted with a range of units complemented by attractive quartz work surfaces. Integrated appliances include an electric oven and four-ring hob with extractor above, while there is also plumbing and housing for a washing machine and space for a fridge/freezer. A useful cupboard houses the gas central heating boiler, and the room is finished with a tiled floor. From the kitchen, access leads into the dining room, which features a gas fire with surround and fitted shelving to one side. A separate WC is conveniently located off the dining room. A further door provides access to the cellar head, with steps descending to a spacious cellar extending beneath the lounge and providing excellent additional storage. The dining room also leads through to the lounge, featuring a gas fire set within an attractive surround. uPVC French doors open directly onto the rear courtyard.

The first-floor landing, provides access to three bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes, a Velux window and an en-suite shower room with WC and wash basin. Bedrooms two and three both offer useful fitted storage and shelving. The bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash basin.

The second floor, where the fourth bedroom is situated within the attic space and benefits from a Velux window, eaves storage and a WC.

- FOUR-BEDROOM CHARACTER COTTAGE DATING BACK TO 1865
- SPACIOUS ACCOMMODATION ARRANGED OVER FOUR LEVELS
- KITCHEN/BREAKFAST ROOM WITH QUARTZ WORKTOPS
- TWO RECEPTION ROOMS
- MAIN BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- VERSATILE SECOND-FLOOR ATTIC BEDROOM
- USEFUL CELLAR PROVIDING STORAGE
- ENCLOSED REAR COURTYARD WITH FRENCH DOOR ACCESS
- GARAGE, GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- NEW ROOF





OUTSIDE

An extended single garage with electric door, electric and lighting. Rear stone flagged courtyard.

LOCATION

An array of local amenities nearby, including supermarkets, Kilner Way Retail Park, shops, cafes, and well-regarded schools, making it ideal for families and professionals alike. For nature lovers, Back Edge is only a short walk or bike ride away, which gives open views across the valley and access to a network of public footpaths leading towards Beeley Wood, Birley Edge, Grenoside, Wheata Woods, Greno Woods, Wharncliffe Woods and beyond. Hillsborough Park is also nearby offering further green space for leisurely walks and outdoor activities. Excellent transport links, including frequent bus routes and proximity to Sheffield's tram network, provide convenient connections to the city centre and beyond.

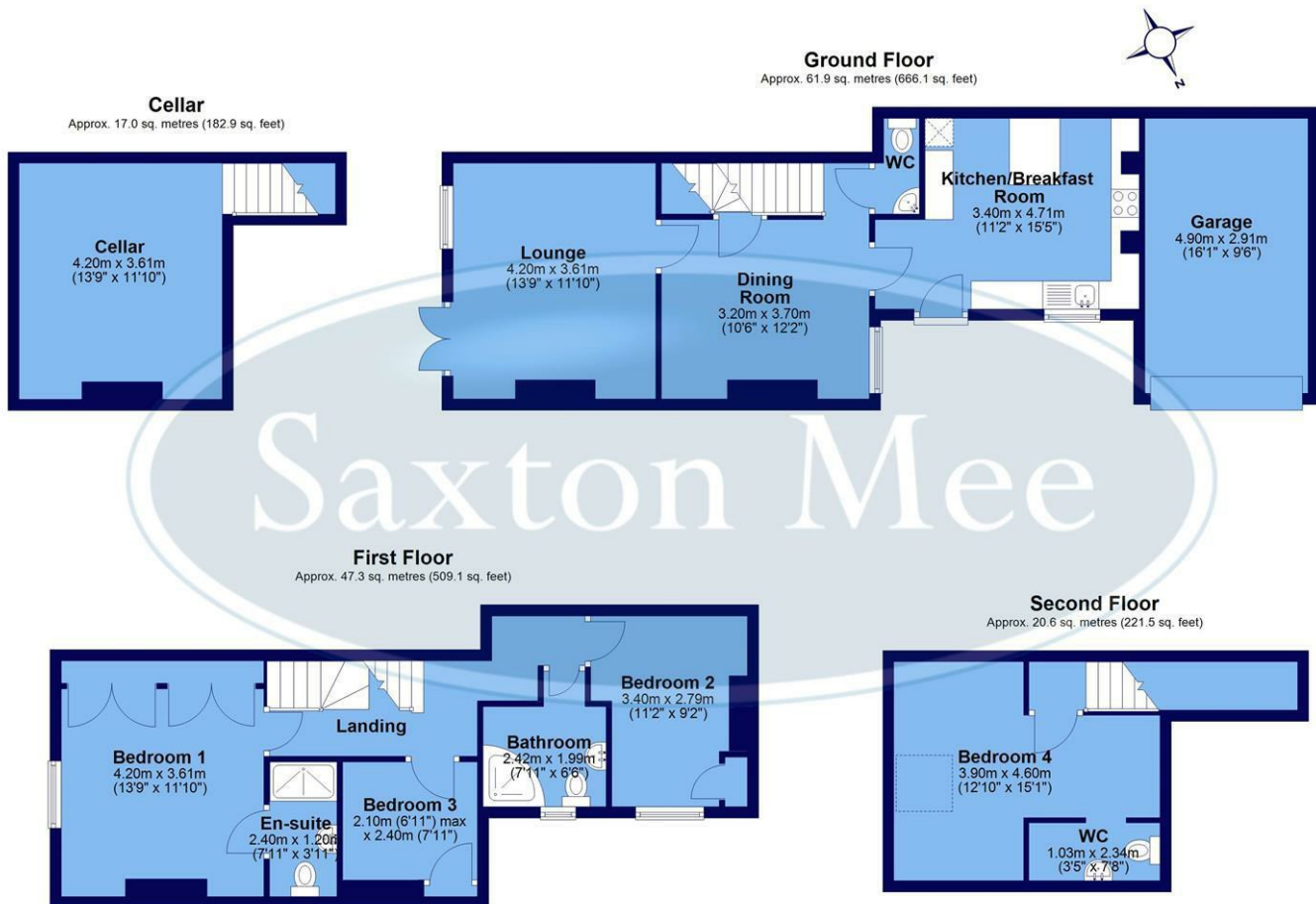
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 146.8 sq. metres (1579.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-42) F	
(21-30) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-42) F	
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Not environmentally friendly - higher CO ₂ emissions	
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