

Saxton Mee



Fox Hill Close Fox Hill Sheffield S6 1FS
Guide Price £210,000



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Sheffield S6 1FS

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GUIDE PRICE £210,000-£220,000 Situated on this quiet cul-de-sac is this three bedroom semi detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Beautifully presented throughout, the property has been updated by the current owners who have helped create an impressive, contemporary home.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the lounge, dining room and kitchen. The well proportioned lounge has a large front window allowing lots of natural light. The dining room has a sliding uPVC door opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The kitchen has a range of units with an attractive Oak worktop which incorporates the sink. There is a five ring Range cooker with extractor above. Integrated appliances include a fridge, freezer, dishwasher and washing machine along with the housed gas boiler. Side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The principal is a good sized double to the front aspect, perfect for enjoying the attractive views. Double bedroom two is to the rear aspect. Bedroom three is to the front aspect and currently utilised as a study/office. The spacious bathroom has a contemporary four piece suite including freestanding bath with shower attachment, shower enclosure, WC and wash basin.

- LOVELY FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- LARGE FOUR PIECE SUITE BATHROOM
- LOUNGE, DINING ROOM & KITCHEN
- DETACHED GARAGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- FULLY ENCLOSED REAR GARDEN
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

To the front is a block paved driveway providing off-road parking for up to three cars. A drive runs down to the detached garage. The fully enclosed rear garden has a patio sand an artificial lawn

LOCATION

This very popular residential area enjoys excellent local amenities such as local shops, takeaways and retail parks, public transport services to Sheffield City Centre and easy access to local beauty spots such as Greno and Wharncliffe Woods.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1964.
The property is currently Council Tax Band B.

VALUER

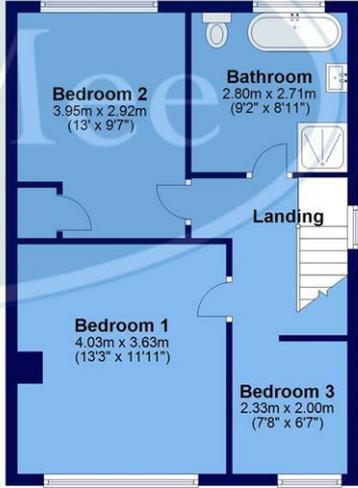
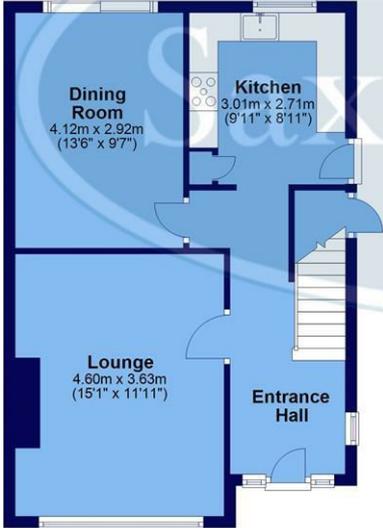
Greg Ashmore MNAEA

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.

Ground Floor
Main area: approx. 49.0 sq. metres (527.2 sq. feet)
Plus garages, approx. 13.4 sq. metres (143.9 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.3 sq. feet)



Main area: Approx. 95.3 sq. metres (1025.5 sq. feet)
Plus garages, approx. 13.4 sq. metres (143.9 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			
(92-91) A			
(81-61) B			
(55-50) C			
(35-54) D			
(21-38) E			
(1-10) F			
Not energy efficient - higher running costs			
		73	86
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-61) B			
(55-50) C			
(35-54) D			
(21-38) E			
(1-10) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		