

Saxton Mee



Briarfields Lane Worrall Sheffield S35 0AA
Offers In The Region Of £285,000

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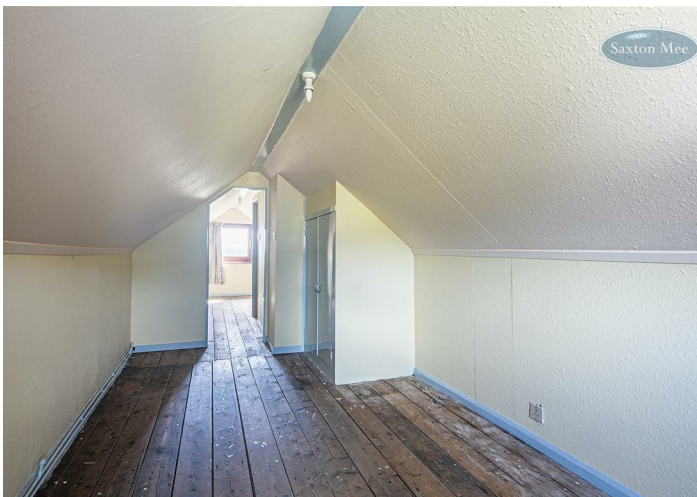
**** FREEHOLD ** NO CHAIN ** WEST FACING REAR GARDEN **** A fantastic chance to purchase this one bedroom detached bungalow which potential to add more bedrooms (subject to the necessary planning consents). Set on a quiet, tree-lined cul-de-sac in the heart of Worrall the property is in need of modernisation, this home is ideal for buyers wanting to create their dream property in a superb location. Surrounded by beautiful countryside walks, with Bradfield School just a stone's throw away and open playing fields opposite, the setting is second to none. The property enjoys a west facing rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises enter via a front uPVC door into the entrance hall which has access via pull-down ladders to a large loft room which has windows to the front and rear. From the hall, there is access into the lounge, dining room, the bedroom and the bathroom. The lounge has a front bay window. The dining room gives access to the kitchen which has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above along with housing for a fridge and the gas combination boiler. A door then opens into the garage/utility area with electric door, fitted units, plumbing for a washing machine, space for a freezer, and a rear uPVC door opening onto the garden.

The double bedroom has fitted wardrobes and the bathroom has a white three piece suite.

- NO CHAIN / FREEHOLD
- DETACHED ONE BEDROOM BUNGALOW
- IN NEED OF MODERNISATION - AMAZING POTENTIAL TO ADD MORE BEDROOMS (SUBJECT TO PLANNING)
- DRIVEWAY & GARAGE
- WEST FACING REAR GARDEN
- QUIET CUL-DE-SAC POSITION
- SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- AMENITIES & PUBLIC TRANSPORT LINKS





OUTSIDE

The property overlooks the nearby playing fields and park. To the front is a lawned garden and a driveway which leads to the garage. The fully enclosed rear garden is mostly laid to lawn with a central path, patio, a gravelled area and planted borders.

LOCATION

Located in the much sought after village of Worrall. Within easy distance to the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

Regular public transport. Excellent catchment for schools including Bradfield Secondary and Oughtibridge Primary. Beautiful country walks close-by.

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. 99.8 sq. metres (1074.4 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	75

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	66	72