



1, Burnt Stones Close, Sheffield, S10 5TS

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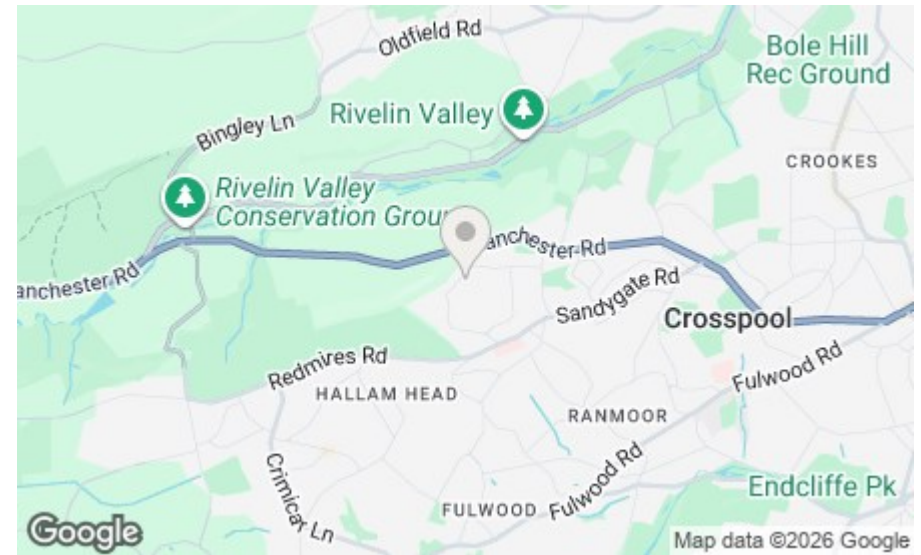
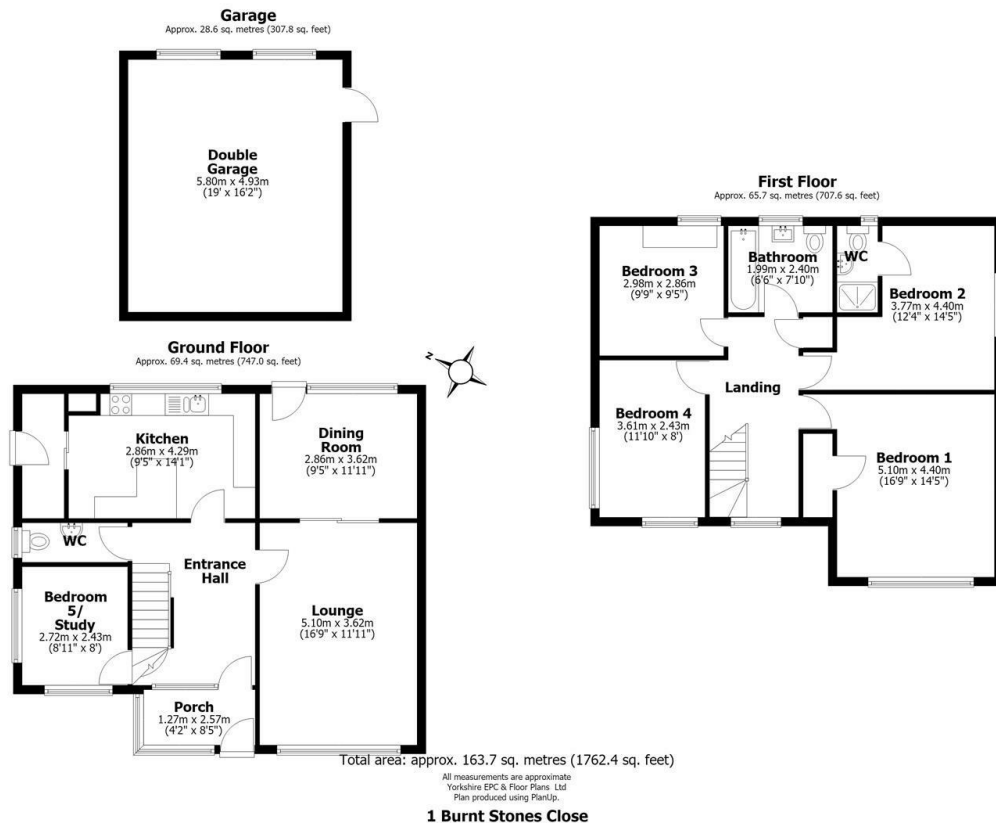
## Description

A 1960's detached family home that is situated on a wider than average plot on this desirable and quiet cul de sac. The property offers huge potential for extending the already spacious accommodation if required. With 4/5 bedrooms, including a versatile ground floor study/fifth bedroom, there is also plenty of space for those who work from home or require a ground floor bedroom for a dependent relative. Sandygate is a very popular suburb in the S10 postcode, popular with medics and academics due to the the short commute to the main city hospitals and both universities, and also with the family market due to the highly reputable schools that are found close by. The surrounding countryside is accessible within a short walk and both Hallam F.C and the Hallamshire Golf Course are found just up the road. The property requires a general scheme of modernisation but it has a very pleasant feel throughout, is being sold with no onward chain and offers well proportioned room sizes.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Four/five bedrooms including a ground floor room.
- Large lounge.
- Dining room with door accessing the rear garden.
- Breakfast kitchen, entrance porch and a wide and welcoming hallway.
- Two bathrooms (one ensuite) and a ground floor W.C.
- Off road parking for several cars and a detached double garage.
- Pretty gardens to both the front, side and rear.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of C73.
- 800 year lease from 1961 at an annual ground rent of £40.







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