



302 Haggstones Road, Worrall, Sheffield, South Yorkshire, S35 0PD

£1,095 PCM

- LOVELY THREE BED SEMI DETACHED PROPERTY
- LOUNGE WITH GREAT VIEWS
- CONSERVATORY
- FAMILY BATHROOM
- INTEGRAL GARAGE & OFF ROAD PARKING
- ELEVATED POSITION
- OPEN PLAN KITCHEN DINING ROOM
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- NO PETS

302 Haggstones Road, Sheffield S35 0PD

****Great three bedroom semi detached property**** Set in the small rural village of Worrall, which lays within the civil parish of Bradfield. Close to fantastic country walks, whilst easily accessible to the bus and tram links leading to Sheffield city centre and beyond. A short walk to Bradfield secondary school, post office and public houses. This lovely family home offers the opportunity to extend, with the relevant permissions. The property briefly comprises of; Entrance porch; Inner lobby; Lounge; Dining kitchen; Conservatory; Stairs to first floor; Three bedrooms; Family bathroom; Private rear garden; Integral garage; Off road parking; Elevated front garden;



3



1



2



Council Tax Band: B



ENTRANCE PORCH

The property has a contemporary façade and is entered via a part decorative glazed entrance door, leading into the small porch area with; Wood effect uPVC high level double glazed window to the side elevation; Quality laminate flooring; Ceiling light; Church glazed style front entrance door to inner lobby;

INNER LOBBY

Having; New carpet flooring; Central heating radiator; Ceiling light; Stairs rising to the first floor; Oak panelled door to the lounge;

LOUNGE

13'6" x 13'1"

This lovely space has; Wood effect uPVC double glazed bay window to the front aspect, offering elevated countryside views; Quality Oak effect laminate flooring; Central heating radiator; Ceiling light; Power and aerial sockets; Oak panelled door to the dining kitchen;

DINING KITCHEN

14'11" x 11'11"

A fantastic open plan family room. The dining area has; Vinyl flooring; Central heating radiator; Ceiling light; Cream gloss units are fitted to either side of the chimney breast, one side having full length cupboard storage with the other having a wall and base unit with oak work top and under unit lighting; Open fireplace recess with a display shelf across; uPVC double glazed sliding door access to the conservatory; A kitchen peninsula zones the area from the kitchen with three hanging pendant lights above. Power and aerial sockets.

The kitchen area has; dark oak and cream gloss wall, base and drawer units; Oak work tops; Under unit lighting; Integrated fridge freezer, double oven, four ring gas hob and extractor fan; Tiled splash backs; 1 1/2 stainless steel sink and drainer with mixer tap; Wood effect uPVC double glazed window to the rear elevation; Recessed ceiling spotlights; Hard wearing vinyl tiled flooring; Power sockets; Solid door to the integral garage;

CONSERVATORY

11'1" x 10'4"

Currently utilised as a playroom, this great area offers a variety of uses to the buyer. From office to second lounge

seating area or formal dining room, to suit. With; Floor to ceiling door and windows to the side aspect, opening to the decked entertaining area; The remaining two sides having high level uPVC double glazed windows; Vinyl flooring; Painted brickwork walls; Central heating radiator; Power sockets;

STAIRS TO FIRST FLOOR

BEDROOM ONE

13'4" x 10'7"

Bedroom one has; An uPVC wood effect double glazed bay window to the front elevation, again offering fantastic views; Central heating radiator; Carpet flooring; Ceiling light; Power sockets;

BEDROOM TWO

12'4" x 10'3"

Having; An uPVC wood effect double glazed window to the rear garden and fields beyond; Carpet flooring; Central heating radiator; Ceiling light; Papered feature wall; Power sockets;

STUDY/COT ROOM

6'2" x 5'7"

With; An uPVC wood effect double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light; Power sockets;

FAMILY BATHROOM

The family bathroom is fitted with a white suite comprising of; Panelled bath with wall mounted shower above; Pedestal wash basin; Low level wc with push button flush; Tall slim wooden unit with cupboard and shelf storage and matching wall mounted cabinet with mirrored doors; An uPVC wood effect double glazed window to the rear elevation; Vinyl flooring; Central heating radiator; Ceiling light; Coving; Fully tiled walls;

LANDING AND STAIRS

Benefitting from a brand new carpet to the stairs and landing. Also having; Modern Oak balustrade with metallic post tops; An uPVC wood effect double glazed window to the side elevation; Ceiling light; Loft hatch access; Solid Oak panelled doors to the three bedroom and family bathroom;

GARAGE

Accessed via the side drive, the garage has; Roller door;

Power, water and lighting; Space and plumbing for washing machine and other kitchen appliances; Window and door to the rear garden; Eave storage space;

FRONT GARDEN

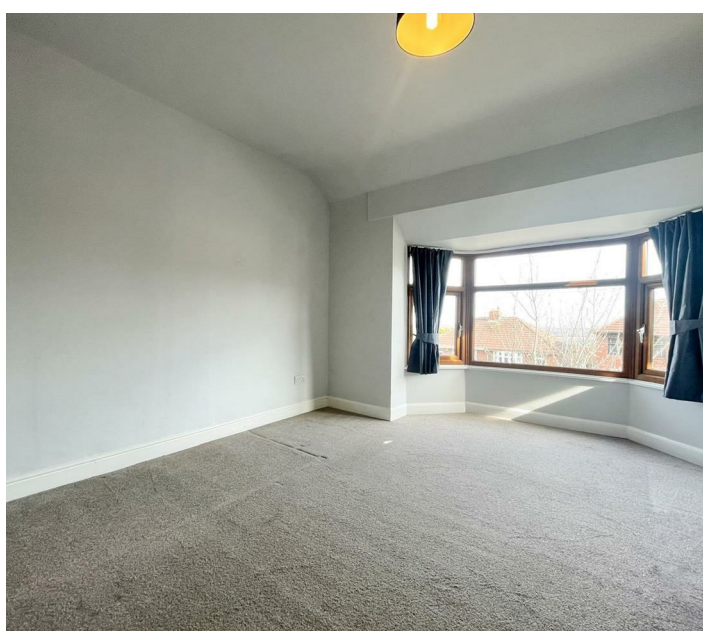
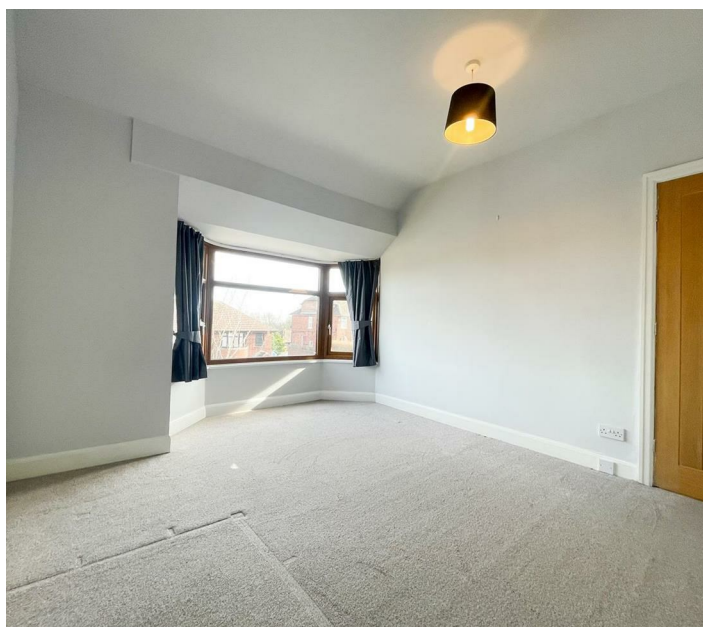
This elevated contemporary space is predominantly laid with blue slate and has; Side drive to the garage which offers off road parking; Iron gates; Mature tree and shrubs; Steps leading up to the front entrance door;

REAR GARDEN

Stepping out from the conservatory onto a large decked entertaining area. An attractive stone built retaining wall, low decorative fence and blue slate bed lay to the side of the steps. Leading up to the large elevated lawn area, with fields beyond. With hedging to two borders and a low natural stone wall to the bottom border, this garden has a spacious, private feel.

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.







Directions

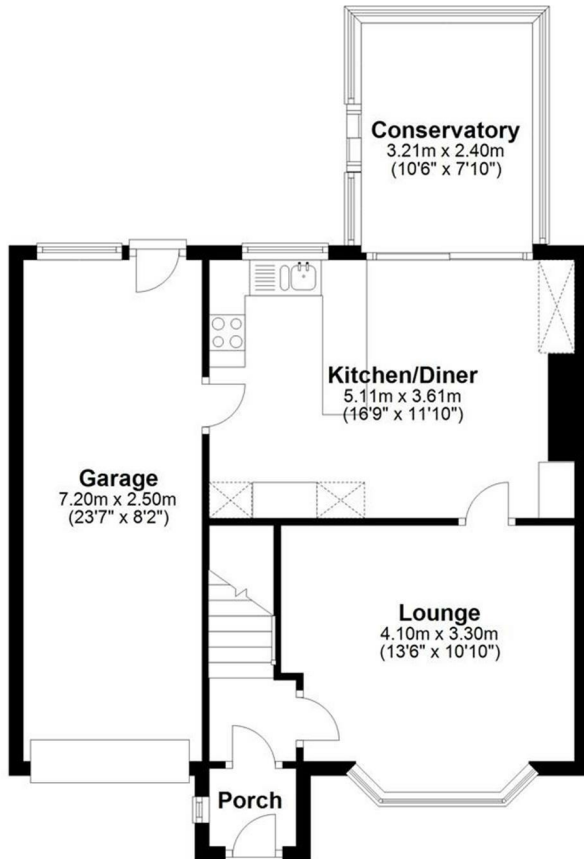
Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

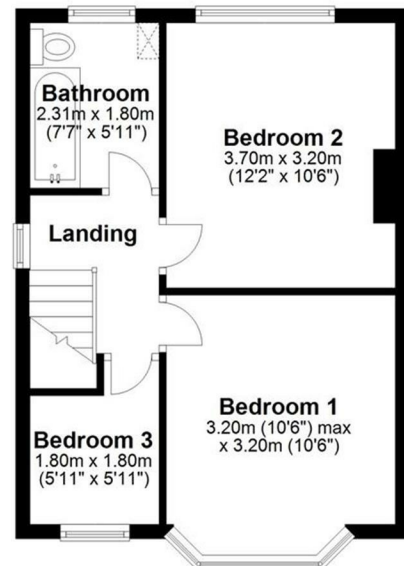
EPC Rating:

| 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 | |

Approx. 63.7 sq. metres (685.3 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 99.8 sq. metres (1073.8 sq. feet)