



Royd Avenue, Millhouse Green, Sheffield

PRICE: £200,000

- CORNER PLOT POSITION
- GENEROUS GARDENS
- STUNNING VIEWS
- OFF ROAD PARKING
- EXTENDED
- SOUGHT AFTER LOCATION
- LOCAL SERVICES & FACILITIES
- HIGHLY REGARDED SCHOOLS

Occupying an enviable corner plot position resulting in generous gardens to three aspects; a spacious 3 bedroom semi detached house which has been extended to the side aspect, commands stunning cross valley views and enjoys a sought after village location.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

Occupying an enviable corner plot position resulting in generous gardens to three aspects; a spacious 3 bedroom semi detached house which has been extended to the side aspect, commands stunning cross valley views and enjoys a sought after village location.

A well presented property which benefits from modern fittings throughout and off road parking. Situated within immediate walking distance of glorious open countryside and the Trans Pennine Trail, offering an abundance of local services including highly regarded schools whilst only a 15 minute drive from the M1 motorway network.

ENTRANCE HALLWAY

A double glazed entrance door opens into a large reception area which has a tiled floor, a radiator, a frosted double glazed window and gives access to the utility room, bathroom and inner hallway.

UTILITY ROOM

18' 6" x 5' 6" (5.64m x 1.68m)

A versatile space currently used for storage, featuring a range of base units with plumbing for an automatic washing machine and space for a tumble dryer. There are two double glazed windows, a radiator, fully tiled floor and access to the loft space which is boarded for further storage.

BATHROOM

Featuring a three piece contemporary styled suite comprising a push button W.C., a wash hand basin housed on a vanity unit and a panelled bath. There is partial tiling to the walls, full tiling to the floor, a chrome heated ladder rail, extractor fan, a frosted double glazed window and decorative coving.

INNER HALLWAY

Gives access to the lounge, open plan kitchen and stairs to the first floor.

OPEN PLAN KITCHEN

16' 1" x 12' 1" (4.9m x 3.68m)

Having been extensively redeveloped to create this superb open plan room positioned to the rear aspect of the property overlooking the rear garden. Presenting a modern bespoke range of fitted furniture in high gloss white with contemporary fittings and a roll edge work surface incorporating a stainless steel sink unit with mixer tap over. There is a gas cooker point, space for secondary appliances, partial tiling to the walls, tiling to the floor, a wall mounted boiler housed behind a unit, ample space for a dining table, a radiator, decorative coving, two double glazed windows, useful under stairs storage cupboard and space for an American style fridge freezer beneath the stairs.

LOUNGE

15' 10" x 10' 3" (4.83m x 3.12m)

Positioned to the front of the property, with a large picture double glazed window providing an abundance of light whilst commanding a delightful outlook over rural countryside. There is decorative coving, a radiator and a wall mounted electric fire.

FIRST FLOOR

A staircase rises to the first floor landing having decorative coving and giving access to three bedrooms and the attic loft space.

BEDROOM ONE

15' 11" x 9' 10" (4.85m x 3m)

A front facing double room, having a large double glazed window providing a far-reaching panoramic view over the surrounding area. There is a radiator and decorative coving.

BEDROOM TWO

8' 11" x 7' 10" (2.72m x 2.39m)

A rear facing room having a double glazed window and a radiator.

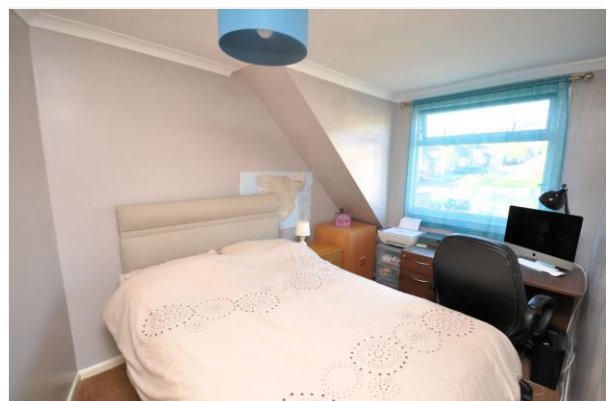
BEDROOM THREE

11' 2" x 7' 10" (3.4m x 2.39m)

A rear facing room having a double glazed window, a radiator and access to an en suite W.C which comprises a low flush W.C and a wall mounted wash hand basin. The room has a radiator, decorative coving and a useful over bulkhead storage cupboard housing the cylinder tank.

EXTERNALLY

Wrought iron rail gates open to a block paved driveway providing off street parking for two vehicles. In addition to this there are paved pathways giving access to the front, side and rear where there are gardens to three elevations. To the front of the property there is a lawned garden with decorative borders, the lawn extends to the side aspect which is enclosed within a fenced border. To the rear of the property is an elevated lawned garden with paved pathways, greenhouse and a garage providing storage. Steps lead down to a seating area at the immediate rear of the house.



MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

ADDITIONAL INFORMATION

Fixtures and fittings by separate negotiation. A Freehold property with mains gas, water, electricity and drainage. Council Tax - B.

DIRECTIONS

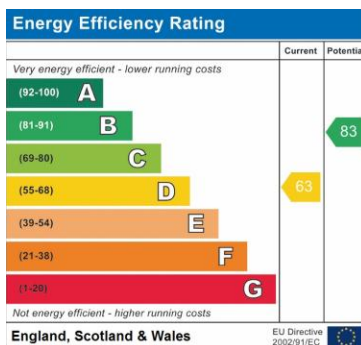
From Penistone proceed towards Millhouse Green on Thurlstone Road which becomes Manchester Road. Turn right onto West End Avenue and then left into Royd Avenue. The property is on the right.



IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

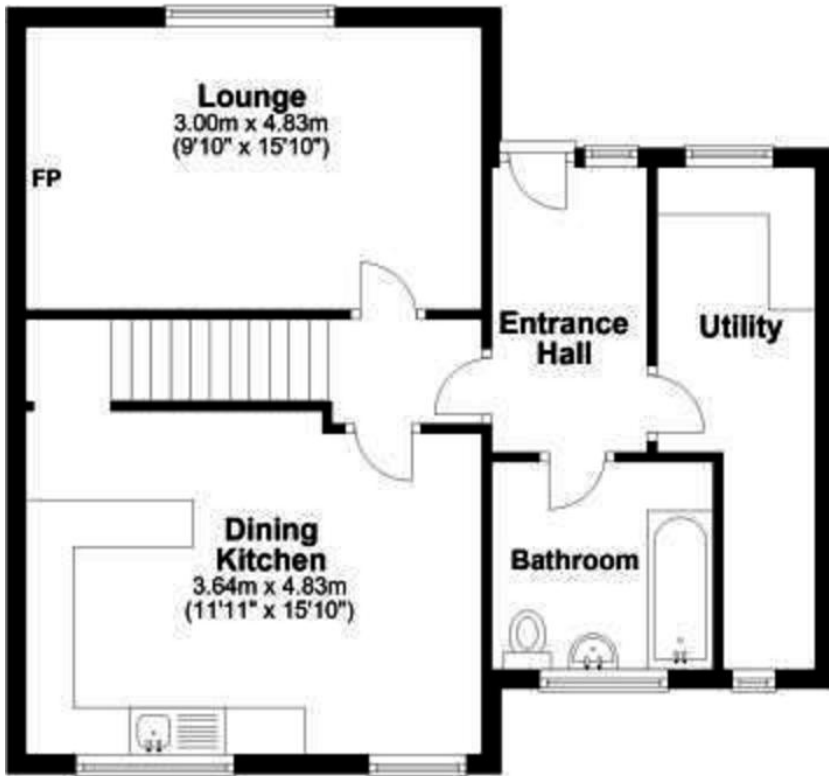
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FLOORPLAN

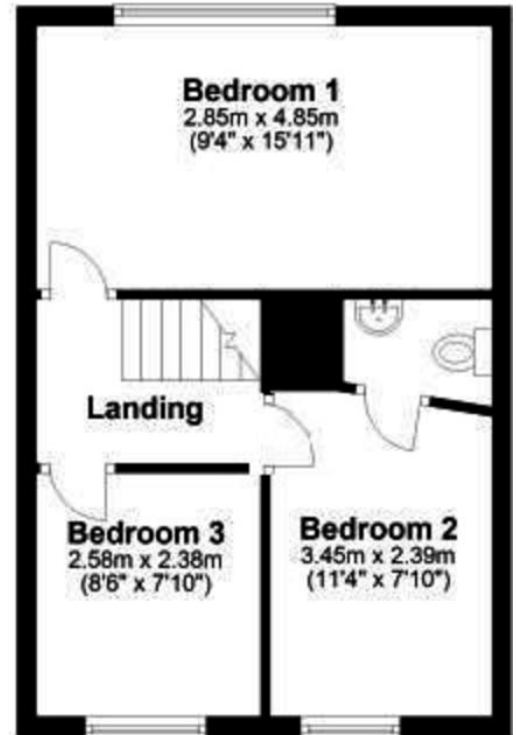
Ground Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 91.7 sq. metres (986.5 sq. feet)