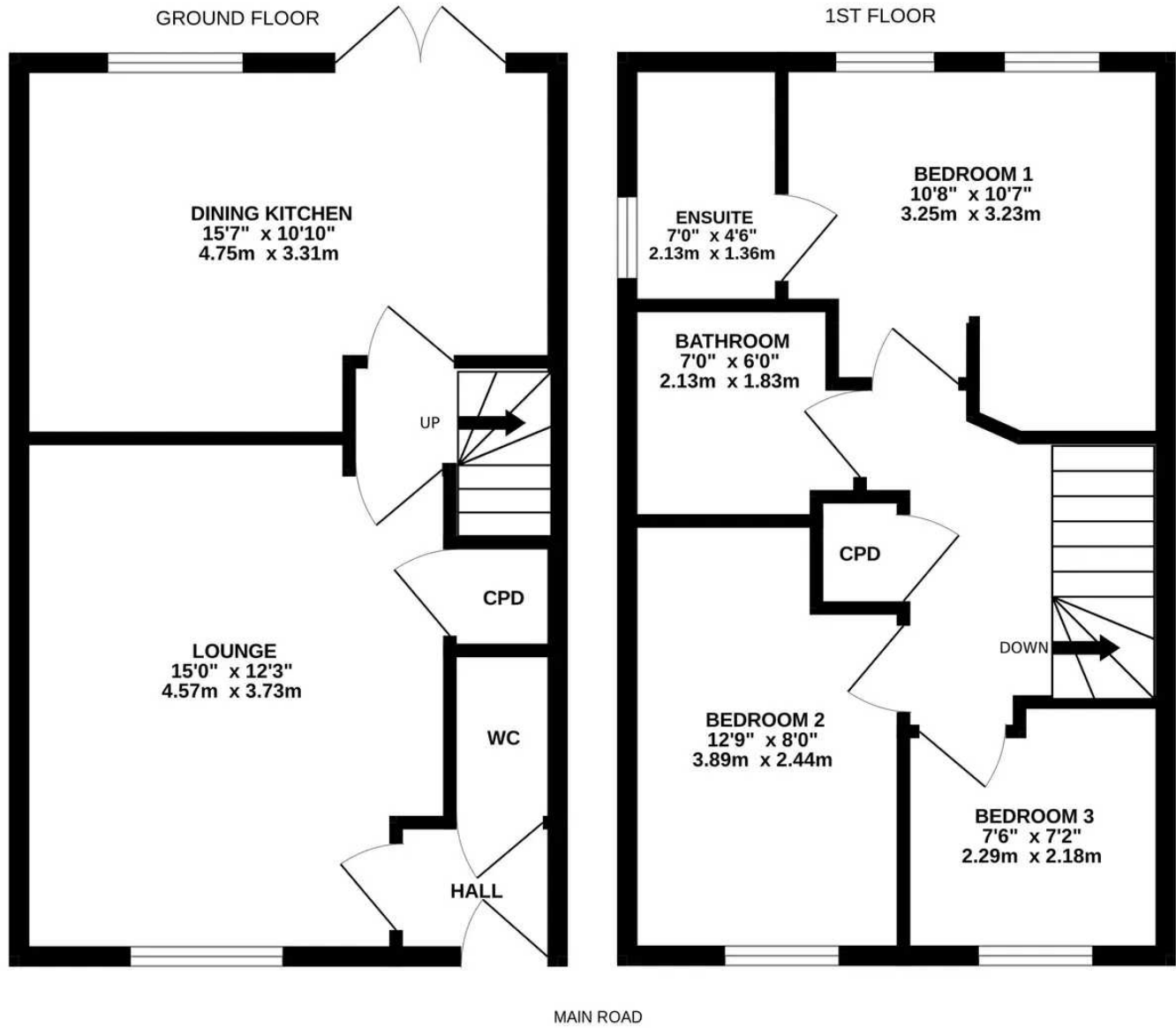




Main Road, Wharncliffe Side

Sheffield

Fixed Price **£325,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Road

Wharncliffe Side, Sheffield

** RICS VALUED AT £325,000 - OPTION TO BUY WITH SHARED OWNERSHIP WITH HEYLO 50% - MANAGEMENT FEES/RENT ARE PAYABLE AND ANY PROCEEDABLE BUYERS WILL HAVE THEIR AFFORDABILITY CHECKED VIA HEYLO BEFORE BEING ACCEPTED ON ANY OFFERS** A MODERN THREE BEDROOM SEMI DETACHED PROPERTY, CONSTRUCTED BY DAVID WILSON HOMES IN 2022 IS THIS BEAUTIFULLY PRESENTED FAMILY HOME WHICH OFFERS ALL THE CONVENIENCE OF A MODERN PROPERTY WITH REMAINDER OF GUARANTEES IN PLACE. WELL SITUATED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK AND WITH ACCESS TO SHEFFIELD CENTRE. THE HOME IS LOCATED IN THIS POPULAR VILLAGE WITH EASY ACCESS TO THE STUNNING LOCAL COUNTRYSIDE. FINISHED TO A HIGH STANDARD THROUGHOUT, THE ACCOMMODATION BRIEFLY COMPRISES, To the ground floor, entrance hallway, downstairs W.C., lounge and dining kitchen with integrated appliances. To the first floor there are three bedrooms including master with en-suite and family bathroom. Outside there are garden areas to the front and rear and allocated parking for two vehicles. The EPC rating is B-84 and the council tax band is C.





ENTRANCE HALLWAY

Entrance gained via composite door with glazed panel over, into the entrance hallway. With ceiling light, central heating radiator and here we gain entry to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over and tiled splashback. There is ceiling light, extractor fan and central heating radiator.

LOUNGE

A front facing principal reception space, with two ceiling lights, two central heating radiators, uPVC double glazed window to the front and access to the storage cupboard underneath the stairs. A door in turn leads to the inner hallway.

INNER HALLWAY

With ceiling light, central heating radiator and staircase rising and turning to the first floor landing. A door in turn leads through to the dining kitchen.

DINING KITCHEN

With ample room for dining table and chairs, this fitted kitchen has a range of wall and base units in a high gloss slab with contrasting wood effect laminate worktops and matching upstands. There are integrated appliances in the form of an electric oven with four burner gas hob, glass splashbacks and chimney style extractor fan over. There is an integrated dishwasher, integrated fridge freezer, integrated washing machine and there is a stainless steel sink with chrome mixer tap over and cupboard where we find the Ideal Logic combination boiler. There are two ceiling lights, further under cupboard lighting, central heating radiator and natural light gained via uPVC double glazed window to the rear and twin French doors giving access out.



FIRST FLOOR LANDING

From the inner hallway, the staircase rises and turns to the first floor landing. With spindle balustrade, ceiling light, built in cupboard and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

A generous double bedroom, with two uPVC double glazed windows to the rear enjoying the wooded backdrop and there is a central heating radiator.

EN-SUITE SHOWER ROOM

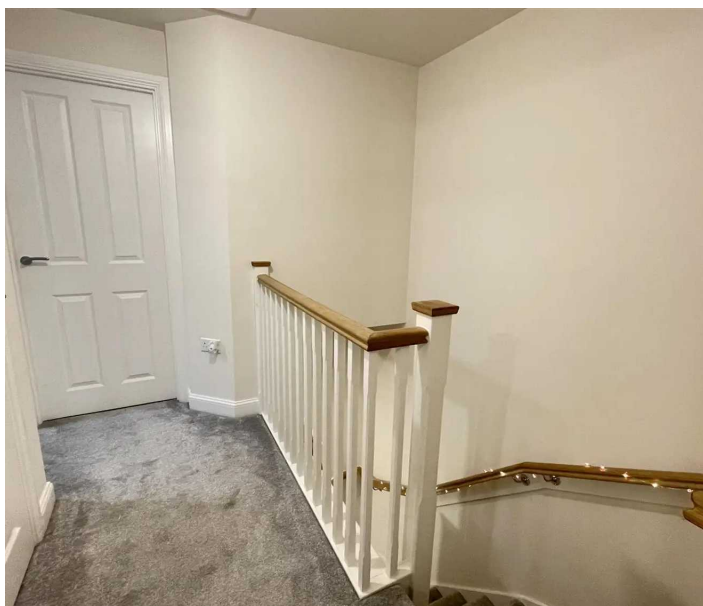
Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over with tile splashback and shower enclosure with mains feed chrome mixer shower within. There is ceiling light, towel rail/radiator, shaver socket and obscure uPVC double glazed window to the side.

BEDROOM TWO

A further double bedroom front facing, with ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM THREE

A front facing bedroom, with ceiling light, central heating radiator and uPVC double glazed window.



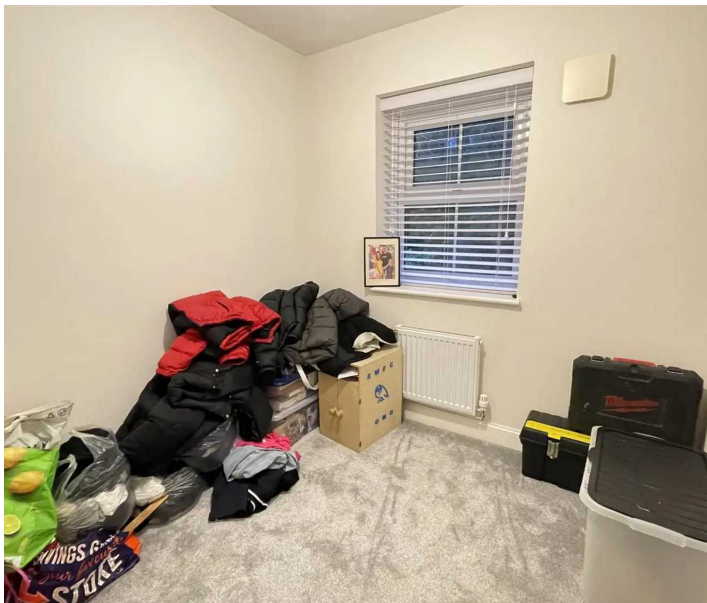


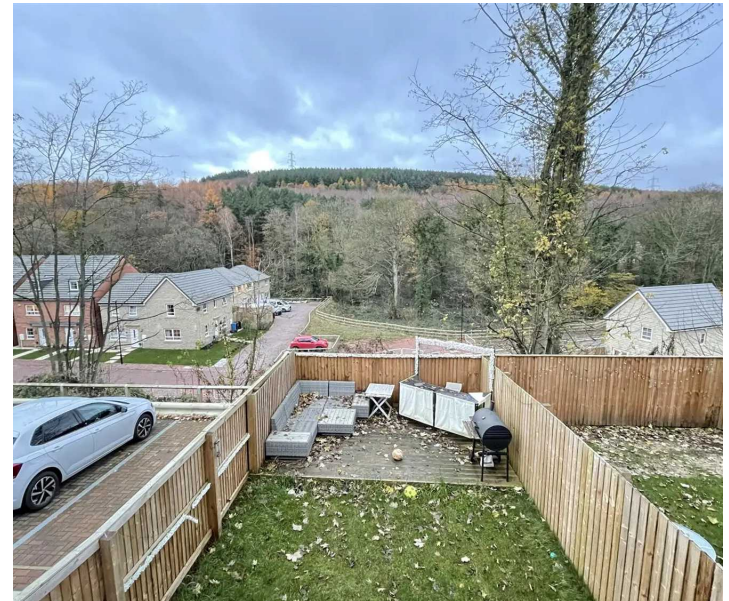
HOUSE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There is ceiling light, extractor fan, towel rail/radiator and obscure uPVC double glazed window.

OUTSIDE

To the front of the home is a timber gate with a path from the road that continues down the side of the property to the parking area. The property owns the lawned area to the front and there are also two allocated parking spaces to the side. To the rear is a fully enclosed garden with perimeter fencing, immediately behind the home accessed via the French doors from the dining kitchen is a flagged path, beyond which there is a lawned garden space and towards the end of the garden is a decked seating area. A timber gate gives access to the side and to the parking spaces. The home enjoys a particularly pleasant rear aspect with a woodland view over the neighbouring properties.





ADDITIONAL INFORMATION

The EPC Rating is B-84 rating, the council tax band is C and we are informed by the vendor that the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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