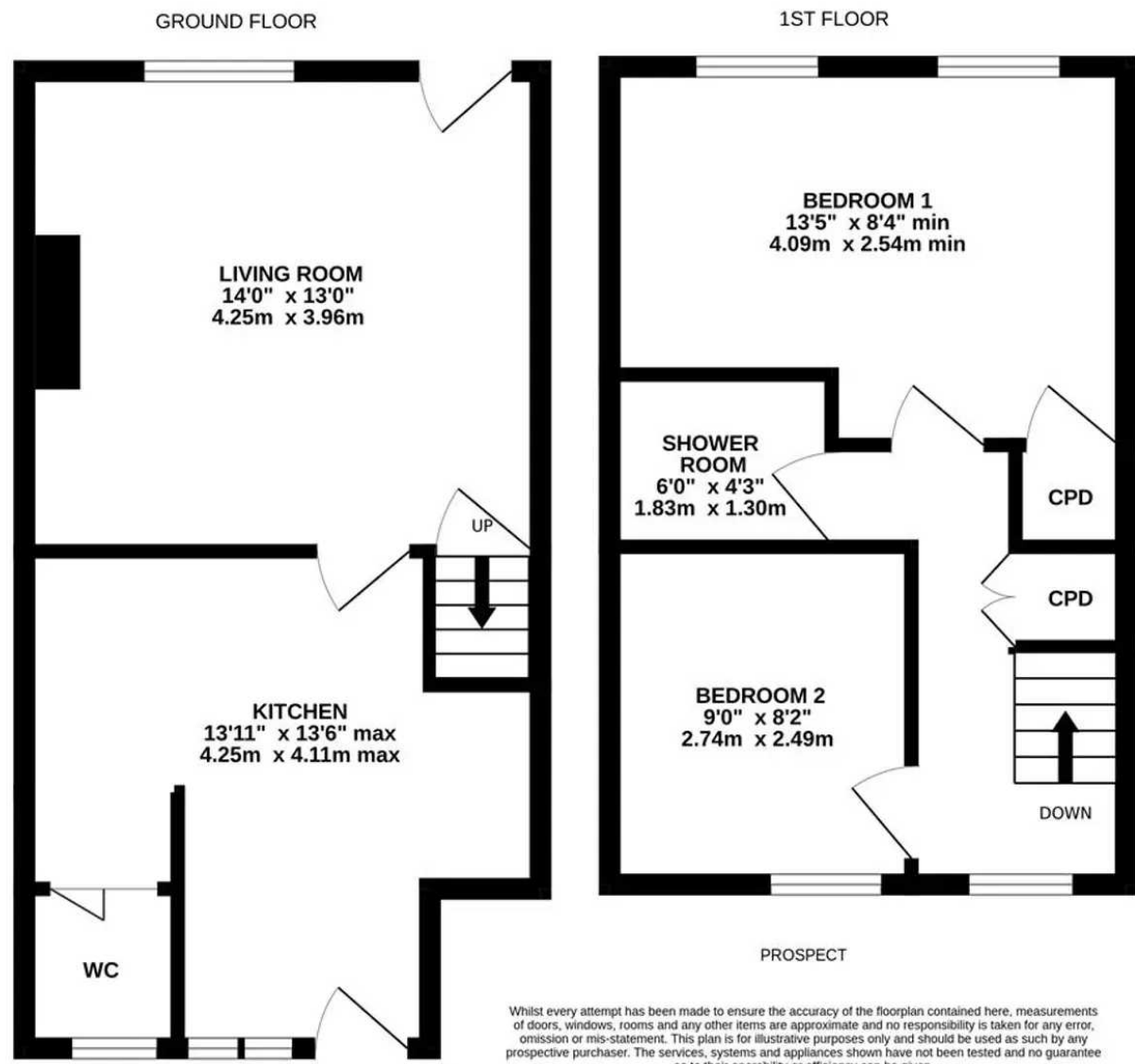




17 Prospect, Thurlstone
Sheffield

£180,000



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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17 Prospect

Thurlstone, Sheffield

A PLEASANT CHARACTERFUL TERRACE, OCCUPYING A LITTLE KNOWN LOCATION, ON THIS NO THROUGH ROAD WITH WOODED ASPECT TO THE REAR. POSITIONED IN THIS DELIGHTFUL OFF SHOOT FROM ROCKSIDE ROAD, YET WELL POSITIONED FOR LOCAL SCHOOLING AND AMENITIES, THIS CHARMING HOME OFFERS NO UPPER VENDOR CHAIN AND BRIEFLY COMPRISES; To the ground floor, kitchen, downstairs W.C. and living room. To the first floor there are two double bedrooms and shower room. Outside there is a low maintenance garden to the rear and to the front there is access to a stone outbuilding and opposite the home there is off street parking for two vehicles with scope for a garage or similar given the necessary planning and consents. The EPC rating is D-58 and the council tax band is B.

- CHARACTERFUL COTTAGE
- OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLING AND AMENITIES
- NO UPPER VENDOR CHAIN
- TWO DOUBLE BEDROOMS
- WOODED ASPECT TO THE REAR



ENTRANCE

Entrance gained via uPVC and obscure glazed door into the kitchen.

KITCHEN

A well sized kitchen, forming part of the extension to the front of the home. There are a range of wall and base units in a wood effect with laminate worktops, tile splashbacks and tiled floor. There is space for a cooker with extractor fan over, plumbing for a washing machine, space for further appliances, breakfast bar seating area and a ceramic sink with chrome mixer tap over. There is ceiling light, central heating radiator and uPVC double glazed window to the front. A folding door opens to the downstairs W.C.

DOWNSTAIRS W.C.

Comprising a low-level W.C., wall mounted basin with chrome mixer tap over, light and tiling to the walls. There is also an obscure uPVC double glazed window to the front.

LIVING ROOM

From the kitchen a timber and glazed door opens through to the living room. A well-proportioned principal reception space with ample room for lounge and dining furniture. The main focal point of the room being a multi fuel stove sat within a stone and brick fire surround. There is ceiling light, central heating radiator, wood effect laminate flooring, part exposed walling, uPVC double glazed window overlooking the rear garden and uPVC and obscure glazed door giving access out to the rear. A timber and glazed door then opens through to the staircase.



FIRST FLOOR LANDING

The staircase rises to the first-floor landing, with spindle balustrade, ceiling light, access to the loft via a hatch, uPVC double glazed window to the front and there is also access to further cupboard above the stairs. Here we gain entrance to the following rooms.

BEDROOM ONE

A generous double bedroom, benefitting from natural light via two separate uPVC double glazed windows to the rear, with wooded aspect. There is ceiling light, exposed timber, central heating radiator and wood effect flooring.

BEDROOM TWO

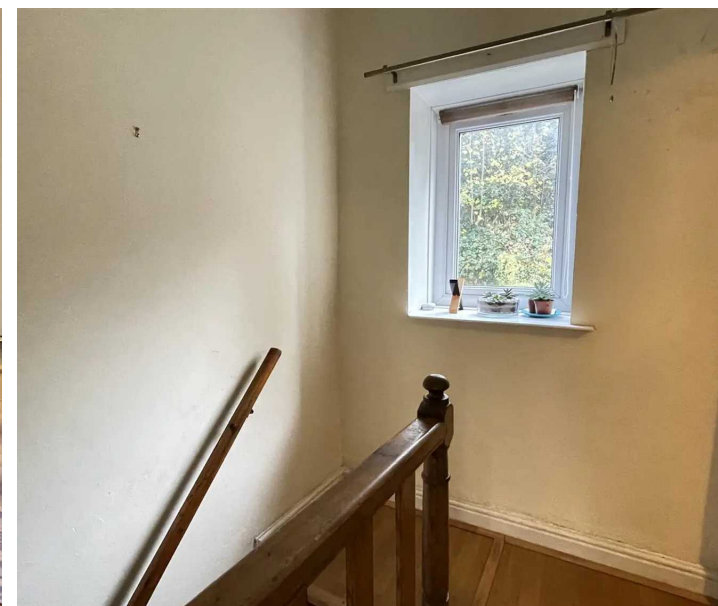
A further double bedroom, with ceiling light, coving to the ceiling, wood effect laminate flooring, central heating radiator and uPVC double glazed window to the front.

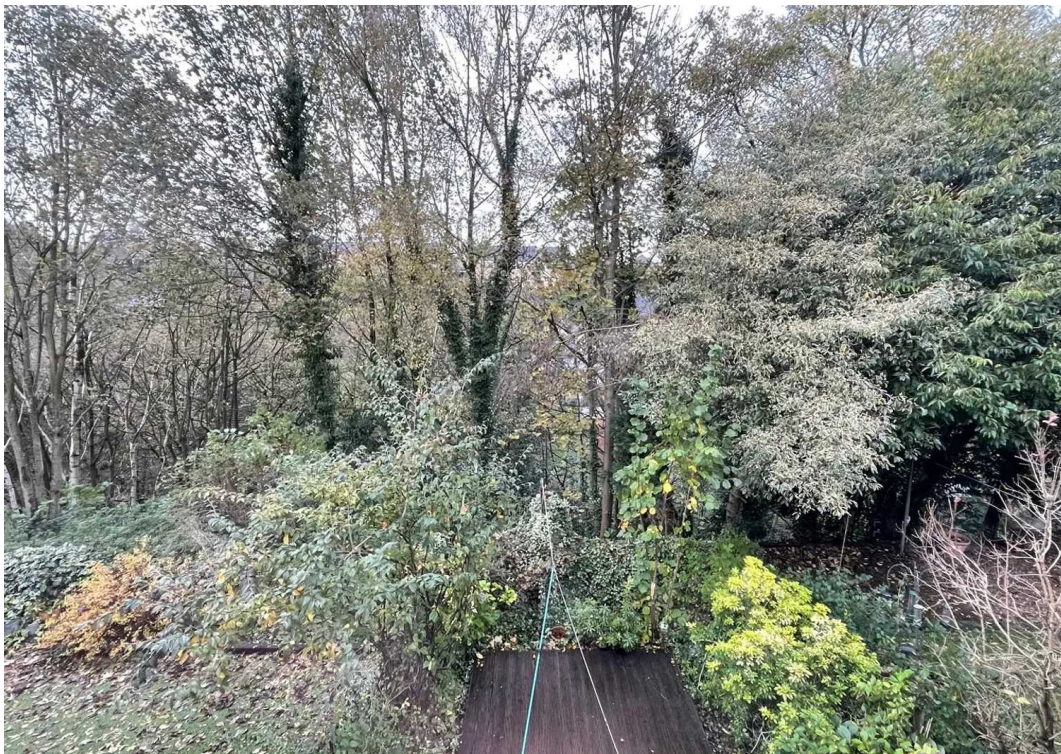
SHOWER ROOM

Comprising a three piece modern white suite in the form of close coupled W.C., basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan, full tiling to the walls and floor and chrome towel rail/radiator.

OUTSIDE

Opposite the front of the home, there is an off-street parking area with space for two vehicles, beyond which there is a further space currently with shrub land but could however be changed to create additional off-street parking, potential for a garage or similar, given necessary planning and consents. There is also access to a stone outhouse to the front. To the rear, there is a low maintenance garden space, with raised flagged patio seating area with steps then descending to a decked space with flower beds containing various plants and shrubs.





ADDITIONAL INFORMATION

The EPC Rating is D-58 and the council tax band is B. We are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

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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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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