

Simon Blyth

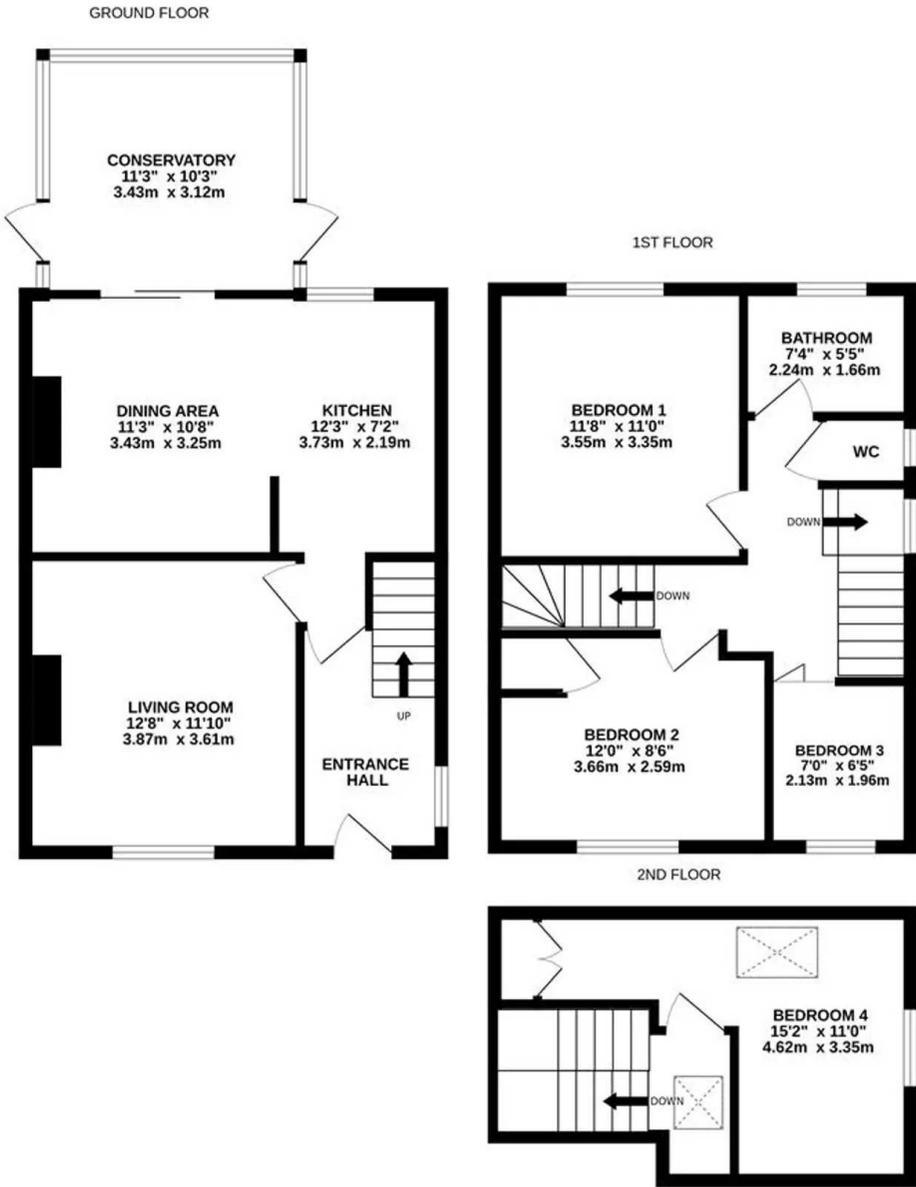
ESTATE AGENTS



Parson Cross Road, Sheffield

Sheffield

Offers in Region of **£220,000**



PARSON CROSS ROAD

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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Parson Cross Road

Sheffield, Sheffield

OCCUPYING A CORNER PLOT POSITION AND THEREFORE WITH GARDENS TO THREE SIDES. WE OFFER TO THE MARKET THIS EXTENDED, FOUR BEDROOM DETACHED FAMILY HOME, LOCATED IN THIS POPULAR SHEFFIELD SUBURB WITH AN EASE OF ACCESS TO LOCAL AMENITIES THE CITY HAS TO OFFER. WITH ACCOMMODATION OVER THREE STOREY'S AS FOLLOWS; To the ground floor entrance hall, living room, dining kitchen and conservatory. To the first floor there are three bedrooms, W.C. and bathroom with a further bedroom to the second floor. Outside there is gardens to three sides with potential to create garaging and off street parking to the rear. The EPC rating is D-56 and the council tax band is C.





ENTRANCE

Entrance gained via composite and obscure glazed door into the entrance hallway.

ENTRANCE HALLWAY

With ceiling light, central heating radiator, wood effect laminate flooring, obscure uPVC double glazed window to the side and staircase rising to the first floor. A door then opens through to the dining kitchen.

DINING KITCHEN

A well proportioned dining kitchen, separated into two principal areas. the kitchen itself has a range of wall and base units in a white gloss shaker style with contrasting laminate worktops, tiled splashbacks and tiled floor. There is an integrated electric oven with a four burner gas hob and extractor fan over, plumbing for a washing machine and dishwasher and a ceramic one and half bowl sink with mixer tap over. The kitchen area has ceiling light, under cupboard lighting and uPVC double glazed window to the rear. The dining area has ample room for dining table and chairs with the main focal point being a gas fire sat within an ornate surround. This space has ceiling light, two wall lights, wood effect laminate flooring and sliding uPVC double glazed doors giving access to the conservatory.



CONSERVATORY

An addition to the home, offering further flexible reception space. There uPVC double glazing to three sides under a pitched roof with ceiling light, ceiling fan and doors giving access to the rear garden to each side.

LOUNGE

A front facing reception space, with a coal effect gas fire set within an ornate surround and marble hearth. There is ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

FIRST FLOOR LANDING

From the entrance hallway, the staircase rises and turns to the first floor landing. With spindle balustrade, ceiling light and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

BEDROOM ONE

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

BEDROOM TWO

A further double bedroom, with ceiling light, central heating radiator, uPVC double glazed window to the front and storage cupboard underneath the stairs.

BEDROOM THREE

Currently used as a study. This single bedroom has ceiling light, central heating radiator, built in wardrobe and uPVC double glazed window to the front.

W.C.

A closed coupled W.C., with ceiling light, tiling to the walls and floor and obscure uPVC double glazed window to the side.

BATHROOM

Comprising a pedestal basin with chrome mixer tap over and bath with chrome mixer tap with Mira Sport electric shower over and concertina glazed shower screen. There is ceiling light, tiling to the walls and floor, built in cupboard housing the Worcester boiler, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.





SECOND FLOOR LANDING

From the landing, the staircase rises and turns to the second floor landing. With inset ceiling light, skylight and access to under eaves storage. The door in turn leads to bedroom four.

BEDROOM FOUR

A double bedroom with built in wardrobes, ceiling light, central heating radiator, natural light is gained via a skylight to the rear and uPVC double glazed window to the side.

OUTSIDE

To the front of the home is a iron gate which opens onto a concrete path with hedge area to the front. To the side is a garden area, with space for plants and trees, which could be a block paved driveway to create off street parking for one vehicle, given the necessary planning and consents. To the rear of the home is a garden space with orchard, growing area and a hard standing for a shed. There is potential for garaging if so desired, we are informed there has been previous planning permission obtained, however this has now lapsed.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is D-56, the council tax band is C, and the property is Freehold.

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

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.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

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

Saturday - 9:00 am - 4:00pm

Sunday - 11 am - 4:00pm



Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

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