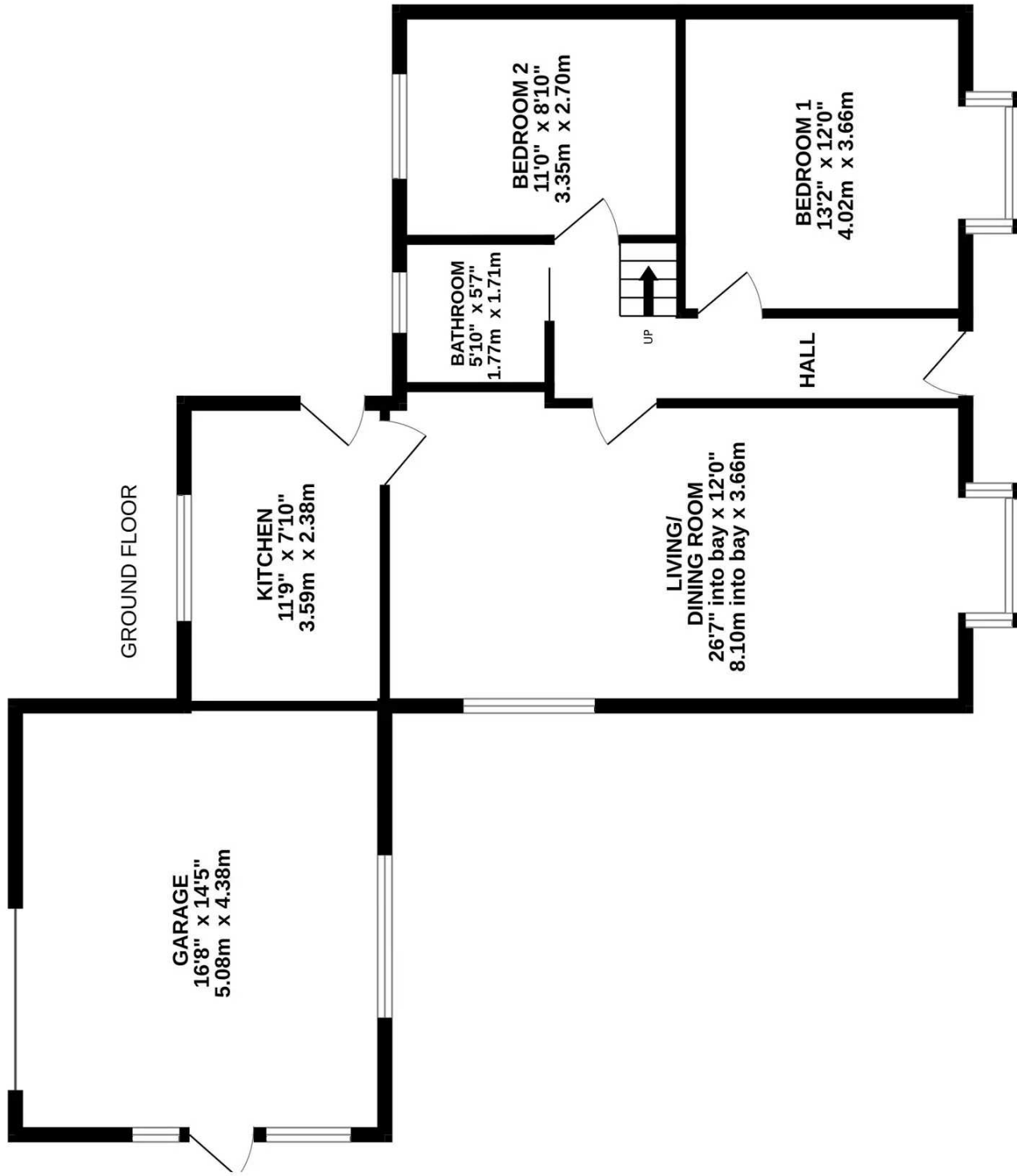




**Bryncelyn, Bitholmes Lane**  
Sheffield

In Excess of **£170,000**





GROUND FLOOR

**GARAGE**  
16'8" x 14'5"  
5.08m x 4.38m

**KITCHEN**  
11'9" x 7'10"  
3.59m x 2.38m

**BATHROOM**  
5'10" x 5'7"  
1.77m x 1.71m

**BEDROOM 2**  
11'0" x 8'10"  
3.35m x 2.70m

**BEDROOM 1**  
13'2" x 12'0"  
4.02m x 3.66m

**LIVING/  
DINING ROOM**  
26'7" into bay x 12'0"  
8.10m into bay x 3.66m

HALL

UP



## Bryncelyn

Bitholmes Lane, Sheffield

*FOR SALE BY MODERN METHOD OF AUCTION; OFFERS OVER £170,000 PLUS RESERVATION FEE\**

A SUPERB OPPORTUNITY TO PURCHASE THIS INDIVIDUAL THREE BEDROOM DETACHED HOME, OCCUPYING A SUPERB PLOT WITH GENEROUS GARDENS TO THE REAR AND SIDE IN THIS LITTLE KNOWN ELEVATED POSITION WITH VIEWS OVER THE NEIGHBOURING FIELDS TO THE FRONT. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE PROPERTY IS LOCATED UP A FARM TRACK WHICH ACCESSES JUST A HANDFUL OF OTHER PROPERTIES, YET IS WELL POSITIONED FOR LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. WITH POTENTIAL FOR IMPROVEMENT OR EXTENSIONS, GIVEN THE NECESSARY PLANNING AND CONSENTS, THE PROPERTY HAS THE FOLLOWING CONFIGURATION; To the ground floor, kitchen, spacious living/dining room, two bedrooms and bathroom. To the first floor is bedroom three and store. Outside, there is a driveway to the front providing off street parking which leads to the sizeable garage, with superb proportioned gardens to the rear and side. The EPC rating is TBC and the council tax band is C.







### **ENTRANCE**

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

### **KITCHEN**

With a range of wall and base units in a wood effect shaker style with laminate worktops, tile splash backs and tiled floor. There is space for a cooker with chimney style extractor fan over, plumbing for a washing machine, space for two further appliances and a stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights and uPVC double glazed window to the front with pleasant views over neighbouring fields.

### **LIVING/DINING ROOM**

A superbly proportioned principal reception space with ample room for lounge and dining furniture if so desired. The main focal point being a gas fire, there are two ceiling lights, coving to the ceiling, two central heating radiators and natural light is gained via uPVC double glazed window to the side and uPVC double glazed bay window to the rear, enjoying views across the valley.

### **INNER HALLWAY**

With ceiling light, wood effect laminate flooring, central heating radiator and composite and obscure glazed door giving access to the rear. Staircase rises to the first floor, but here gain entrance to the following rooms.

### **BEDROOM ONE**

A double bedroom with ceiling light, central heating radiator and uPVC double glazed bay window to the rear.





## BATHROOM

Accessed via a sliding door, there is a three piece white suite in the form of close coupled W.C., pedestal basin with gold effect taps over and bath with gold effect mixer tap over with antique telephone style shower attachment. There is ceiling light, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the front.

## FIRST FLOOR LANDING

From the entrance hallway the staircase rises 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.

## BEDROOM THREE

A generous double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear. There are two separate accesses to under eaves storage space, one of which contains the boiler.

## OUTSIDE

To the front of the home is a block paved driveway offering off street parking for two to three vehicles which leads to the attached garage. The garage is accessed via a remote control up and over door which is of very generous proportions with uPVC and glazed door giving access to the garden space, the garage provides further off street parking or would make an ideal workshop or similar. Also to the front of the home is an aviary and flower beds. The property enjoys a superb plot with land expanding to the rear and side, though currently overgrown, if cleared this could create a beautiful garden with superb potential and enjoys a wooded back drop and views across the valley.









You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.



## Simon Blyth Estate Agents

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

0114 3216590

[sheffield@simonblyth.co.uk](mailto:sheffield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000