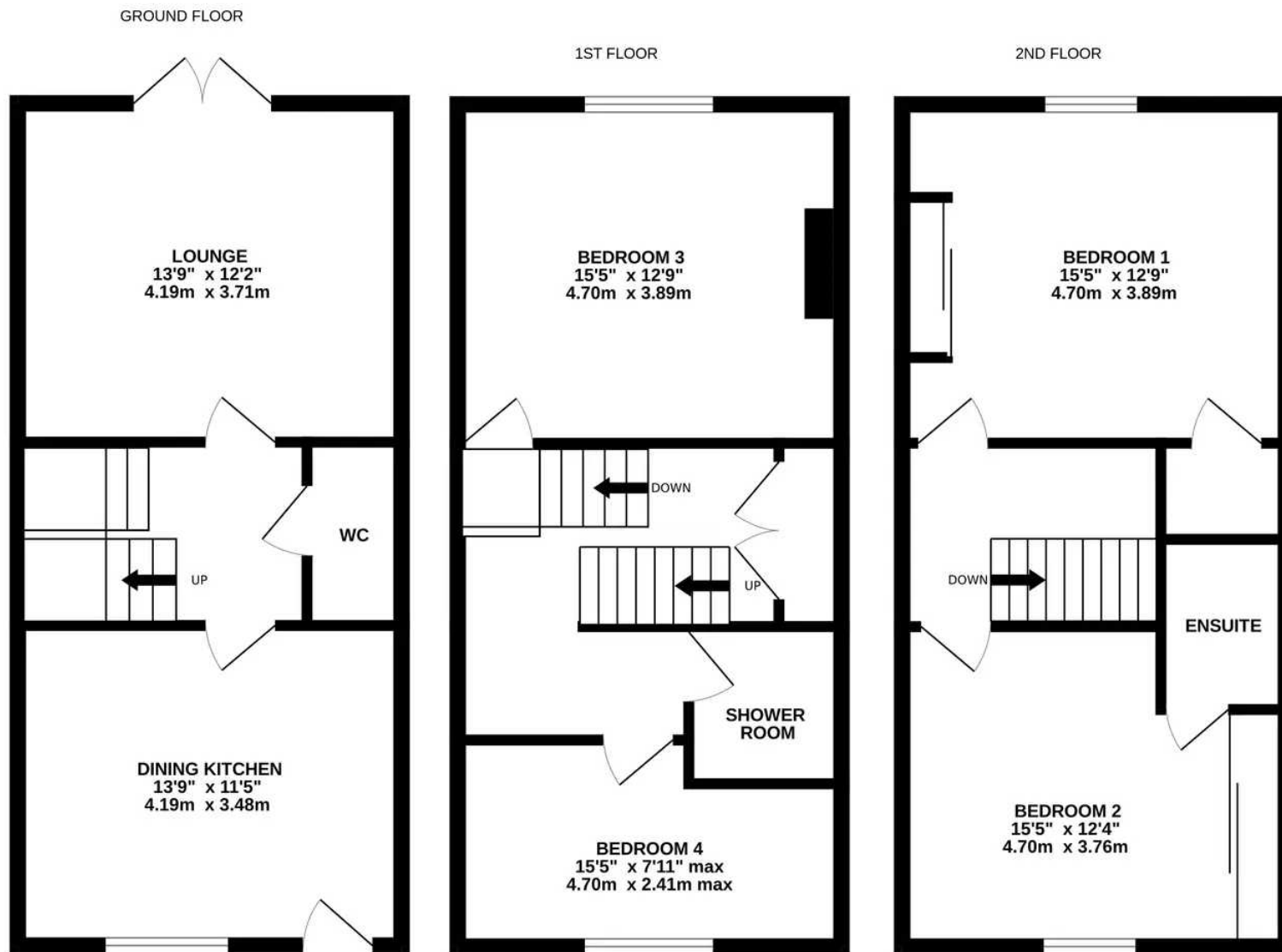




Loxley Court, Loxley

Sheffield

Offers in Region of **£400,000**



LOXLEY COURT

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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Loxley Court

Loxley, Sheffield

A GORGEOUS GRADE II LISTED PERIOD HOME, OCCUPYING A SECLUDED POSITION BEHIND THE FORMER LOXLEY HALL AND OFFERING SUBSTANTIAL AND VERSATILE THREE/FOUR BEDROOM ACCOMMODATION IN A THREE STOREY CONFIGURATION. HAVING FORMERLY BEEN THE STABLES AND ASSOCIATED BUILDINGS OF THE ADJOINING HALL, THE PROPERTY WAS CONVERTED IN THE LATE 1990'S AND NOW OFFERS CHARMING MODERN FIXTURES AND FITTINGS THROUGHOUT WITH GORGEOUS STONE FAÇADE AND PERIOD FEATURES INTERNALLY INCLUDING EXPOSED TIMBER BEAMS. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR THE ACCOMMODATION NOW IS AS FOLLOWS; To the ground floor, fabulous breakfast kitchen with integrated appliances and central breakfast island, inner hallway, downstairs W.C., living/dining room. To the first floor, there is the lounge/bedroom three, bedroom four and house shower room. To the second floor, there are two further double bedrooms including master with en-suite. Outside there is a low maintenance garden to the front with share of the communal space with an allocated parking space and access to visit spaces and to the rear is a pleasant enclosed land scaped garden with wooded back drop. The EPC rating is D-67 and the council tax band is E.

- THREE STOREY ACCOMMODATION
- GRAD II LISTED
- SECLUDED POSITION
- MODERN FIXTURES AND FITTINGS
- EXPOSED TIMBER

Simon Blyth
ESTATE AGENTS



ENTRANCE

Entrance gained via timber door into the breakfast kitchen.

BREAKFAST KITCHEN

A well proportioned breakfast kitchen with a vaulted ceiling and the main focal point being a breakfast bar island with seating space, solid wood base units and wood block worktops with a one and half bowl Franke stainless steel sink with chrome mixer tap over. The kitchen also has further wall and base units in a wood effect shaker style with continuation of the solid wood block worktops and there are integrated appliances in the form of Bosch electric oven and grill with matching five burner gas hob and extractor fan over and an integrated dishwasher and fridge freezer. There is ceiling light, further under cupboard lighting, tiled floor, central heating radiator and two timber double glazed windows to the front elevation. A timber and glazed door then leads through to the inner hallway.

INNER HALLWAY

With inset ceiling spotlights, wood effect laminate flooring, central heating radiator and staircase rising to the first floor. Here we gain access to the following.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of low level W.C. and basin sat within a vanity unit with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor and a central heating radiator. From the inner hall, a timber and glazed door leads through to the lounge/dining room.



LOUNGE/DINING ROOM

A versatile reception space again enjoying a vaulted ceiling. There is ceiling light, continuation of the wood effect laminate flooring, central heating radiator and timber and glazed French doors giving access to the rear garden, with a feature window above.

FIRST FLOOR LANDING

From the inner hallway, the staircase rises and turns to the first floor landing, but there is a point on the stairs which has inset ceiling spotlights and built in cupboard. The landing has inset ceiling spotlights, central heating radiator, staircase rising to the second floor and here we gain entrance to the following.

LIVING ROOM/BEDROOM THREE

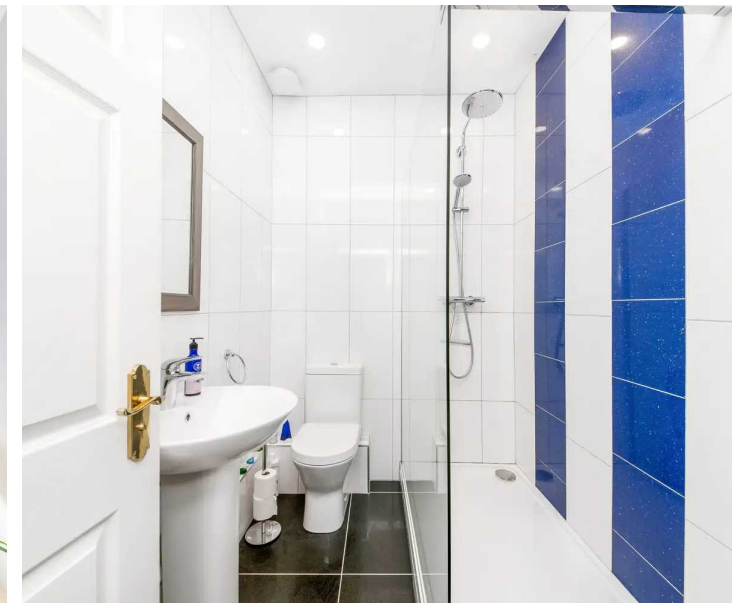
Currently used as an additional reception space, having previously been used as a double bedroom. This versatile space has a main focal point of an electric fire with surround, inset ceiling spotlights, central heating radiator and timber double glazed window to the rear, enjoying a wooded backdrop.

BEDROOM FOUR

Currently used as a study, this well sized room has inset ceiling spotlights, central heating radiator and timber double glazed window to the front.

HOUSE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor, shaver socket and chrome towel rail/radiator.





SECOND FLOOR LANDING

From the first floor landing, the staircase rises and turns to the second floor landing. There is a split level mid landing with space for furniture. We reach the second floor landing which has a spindle balustrade, exposed timber beam, ceiling light and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

A generous double bedroom with exposed timber beam, inset ceiling spotlights, central heating radiator, bespoke oak fitted wardrobes and timber double glazed window to the front.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and shower enclosure with electric shower within. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor and central heating radiator.

BEDROOM TWO

An excellently proportioned further double bedroom, again with built in bespoke oak wardrobes. There is inset ceiling light, exposed timber beam, central heating radiator and feature port hole timber double glazed window to the rear with a wooded backdrop, with further natural light gained via two velux skylights, each with remote control operated blind system.



OUTSIDE

To the front of the home is an iron gate which opens onto a flagged garden space with perimeter railings and communal area in front. The home also has an allocated parking space in the shared carpark with use of visitor spaces. To the rear, there is a well sized landscaped garden full of life and enjoying a pleasant wooded backdrop. Immediately behind the home is a stone flagged seating area with steps rising up to a levelled garden with meandering path, flagged by flower beds containing various plants and shrubs. To the bottom of the garden there is hard standing for a shed and the garden is fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC rating is D-67 and the council tax band is E 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.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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