

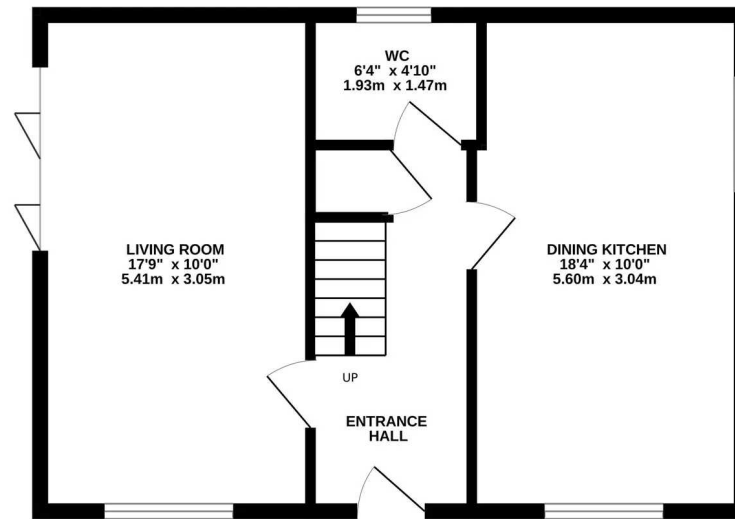


Samuel Fox Avenue, Deepcar

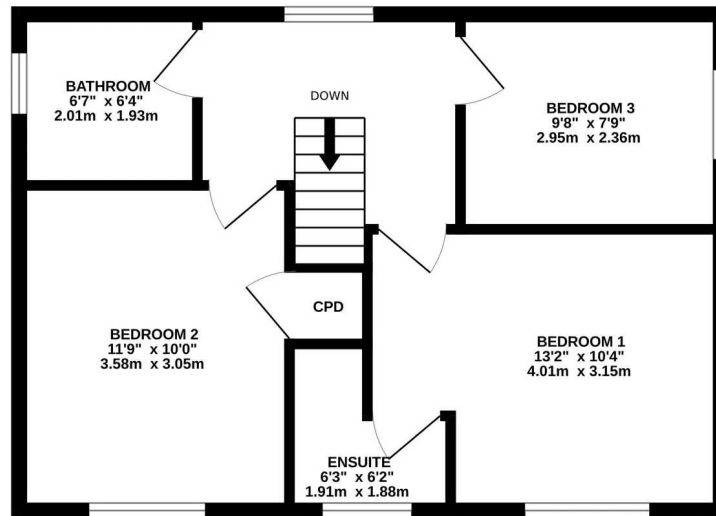
Sheffield

Offers in Region of **£340,000**

GROUND FLOOR



1ST FLOOR



SAMUEL FOX AVENUE

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.
Made with Metropix ©2024



Samuel Fox Avenue

Deepcar, Sheffield

A BEAUTIFULLY PRESENTED AND UPGRADED THREE DOUBLE BEDROOM DETACHED FAMILY HOME, LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT WITHIN EASE OF ACCESS TO MANY LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. HAVING BEEN UPGRADED IN PLACES BY THE CURRENT VENDORS SINCE BOUGHT NEW, THE HOME IS IN A LOVELY CONDITION AND OFFERS HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT IN A TWO STOREY CONFIGURATION AS FOLLOWS; To the ground floor, entrance hall, downstairs W.C., dining kitchen with integrated appliances and quartz worktops and spacious living room with bi-fold doors. To the first floor, there are three double bedrooms including master with en-suite and family bathroom. Externally, there is a generous garden to the side, driveway providing off street parking with single garage and additional allocated parking space. The EPC rating is B-84 and the council tax band is D.





ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into the entrance hallway. With two ceiling lights, central heating radiator, wood effect Karndean flooring and oak staircase rising to the first floor with useful storage cupboard underneath. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close couple W.C. and pedestal basin with chrome mixer tap over. There is ceiling light, extractor fan, central heating radiator, continuation of the wood effect Karndean flooring and obscure uPVC double glazed window to the rear.

DINING KITCHEN

With ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect cream with contrasting quartz worktops with matching upstands and continuation of the oak effect Karndean flooring. There are integrated appliances in the form of fridge freezer, Bosch electric oven, Belling four burner gas hob with glass splashbacks, integrated Bosch washing machine, slimline Bosch dishwasher and a one and a half bowl sink with chrome mixer tap over. The room has inset ceiling spotlights, further under cupboard lighting, central heating radiator, pendant light over the dining space and natural light is gained via uPVC double glazed windows to two elevations with fitted shutters.



LIVING ROOM

A well proportioned principal reception space benefitting from a high degree of natural light via uPVC bi-folding doors with fitted blinds giving access to the side garden and there is also a uPVC double glazed window to the front also with fitted shutters. There is ceiling light, two central heating radiators and media wall with electric living flame effect remote control operated fire.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with upgraded oak balustrade, ceiling light, central heating radiator and access to the loft via a hatch with uPVC double glazed window to the rear. Here we gain entrance to the following rooms.

BEDROOM ONE

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

EN-SUITE

Comprising a three piece white suite in the form of close coupled W.C., basin sat within a vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, part tiling to the walls, chrome towel rail/radiator, shaver socket and obscure uPVC double glazed window to the front.





BEDROOM TWO

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

BEDROOM THREE

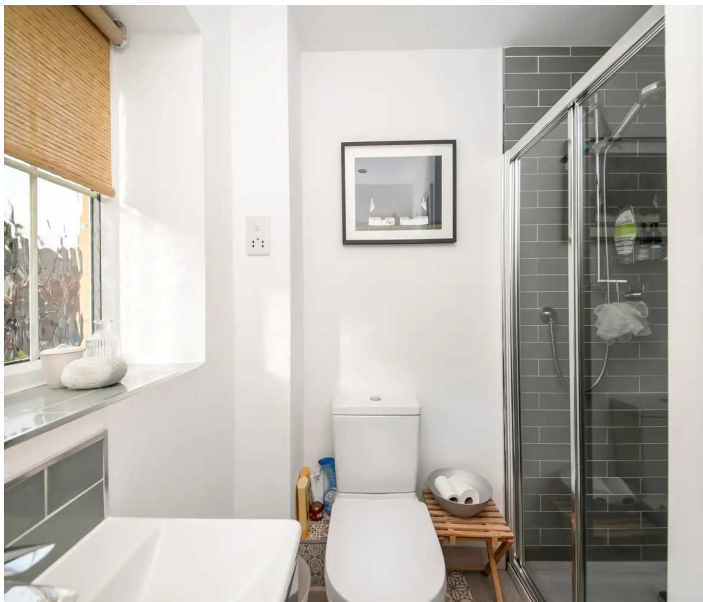
A further double bedroom currently used as a study with ceiling light, central heating radiator and uPVC double glazed window to the side.

HOUSE BATHROOM

Comprising a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap with shower attachment. There are inset ceiling spotlights, extractor fan, part tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the side.

OUTSIDE

To the front of the home are flower beds with path leading to a gate which leads to the side garden. Of excellent proportions the majority of the properties land is to the side, with areas separated into numerous principal areas with a flagged patio accessed directly from the bi-fold doors from the living room. Beyond this there is a lawned space and a raised flagged seating area with a summer house, further low maintenance gravelled beds, additional patio and hard standing for a shed, the garden is fully enclosed with perimeter fencing. Timber gate gives further access into the shared carpark. Adjoining the garden is a single garage providing off street parking with access via an electric up and over door under a pitched roof, there is a tarmacked driveway in front providing further off street parking for another vehicle. In addition the home has an allocate parking space in the shared carpark at the other side of the property.





ADDITIONAL INFORMATION

The EPC Rating is B-84 rating, the council tax band is D and we are informed by the vendor that 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)

COPYRIGHT

Unauthorised reproduction prohibited.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 - 11:00 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/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000