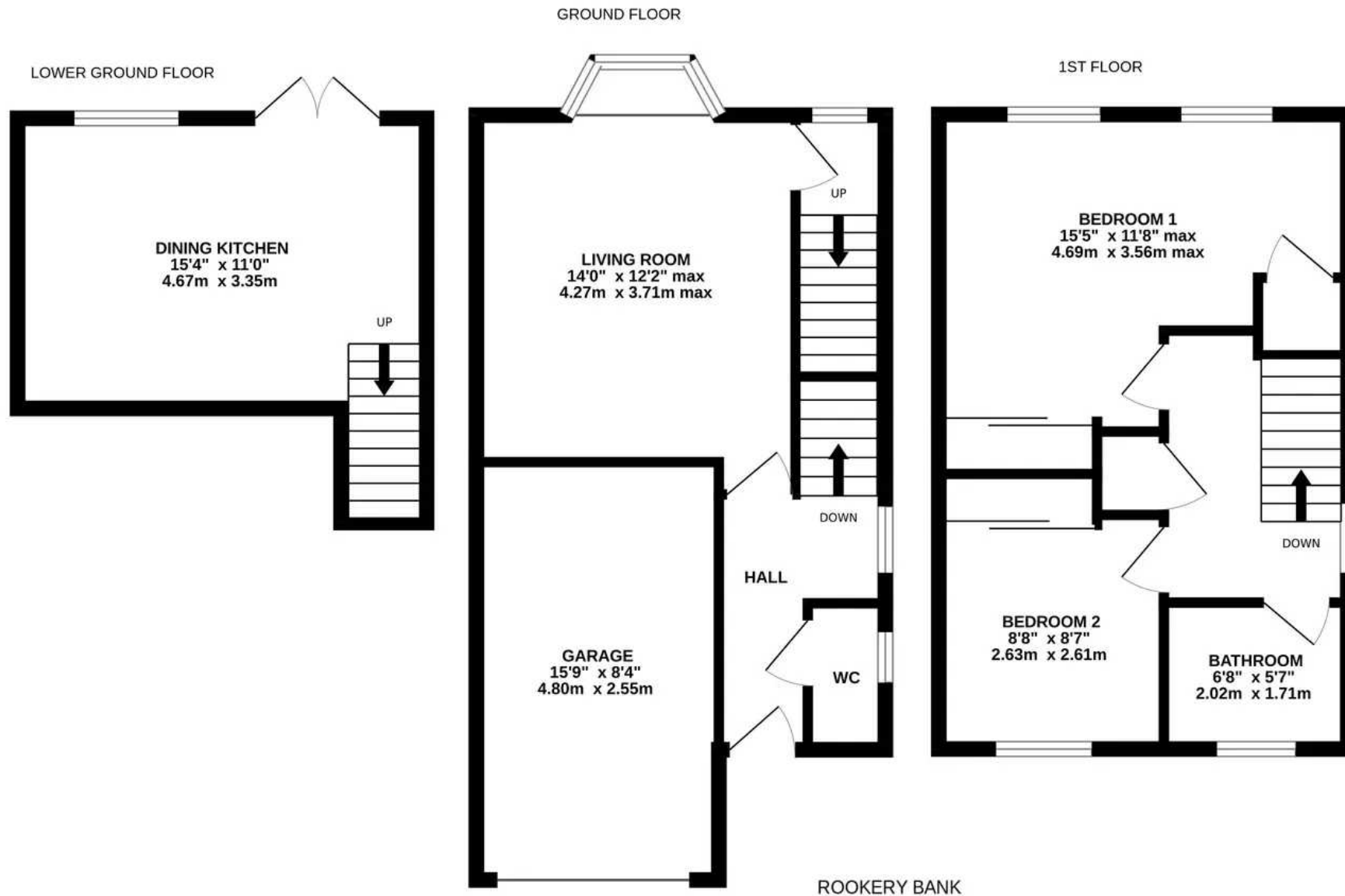




Rookery Bank, Deepcar

Sheffield

Offers in Region of **£210,000**



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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Rookery Bank

Deepcar, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC AND ENJOYING FAR REACHING VIEWS TO THE REAR, WE OFFER TO THE MARKET THIS SPACIOUS SEMI-DETACHED PROPERTY OFFERING ACCOMMODATION OVER THREE STOREYS WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. WE BELIEVE THE PROPERTY WAS ORIGINALLY BUILT AS A THREE BEDROOM HOME HOWEVER IT HAS BEEN ADAPTED TO CREATE TWO DOUBLE BEDROOMS, BUT COULD BE REINSTATED IF SO DESIRED WITH THE ACCOMMODATION NOW AS FOLLOWS; To the ground floor, entrance hall, downstairs W.C and living room. To the lower ground floor, there is a dining kitchen with French doors to the rear. To the first floor, there are the aforementioned two double bedrooms each with fitted wardrobes and family bathroom. Outside, there is off street parking to the front which leads to the garage and garden to the rear. The EPC rating is D-68 and the council tax band is C.

- NO UPPER VENDOR CHAIN
- SPACIOUS ACCOMMODATION
- OFF STREET PARKING
- INTEGRAL GARAGE
- THREE STOREY ACCOMMODATION





ENTRANCE HALLWAY

Entrance gained via composite and decoratively glazed door into the entrance hallway with ceiling light, central heating radiator, uPVC double glazed window to the side and staircase descending to the lower ground floor. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light, central heating radiator and obscure uPVC double glazed window to the side.

LIVING ROOM

A well proportioned principal reception space with uPVC double glazed bay window to the rear enjoying views. There is ceiling light, coving to the ceiling, two central heating radiators and wood effect laminate flooring.

DINING KITCHEN

Back from the entrance hallway the staircase descends to the lower ground floor, where we find the dining kitchen. A well proportioned dining kitchen with ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting laminate worktops and tile splashbacks which is complemented by a wood effect laminate flooring. There are integrated appliances in the form of SMEG electric oven with matching four burner gas hob and extractor fan over, there is plumbing for a washing machine, space for a fridge freezer, a one and a half bowl sink with mixer tap over and here we also find the boiler. The room has two ceiling lights, central heating radiator and uPVC double glazed window to the rear and twin French doors in uPVC giving access to the rear garden.



FIRST FLOOR LANDING

Back from the living room a door opens to the inner hallway with ceiling light, central heating radiator and uPVC double glazed window to the rear. Here the staircase rises to the first floor landing with spindle balustrade, ceiling light, central heating radiator, uPVC double glazed window to the side, access to the airing cupboard housing the hot water tank and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

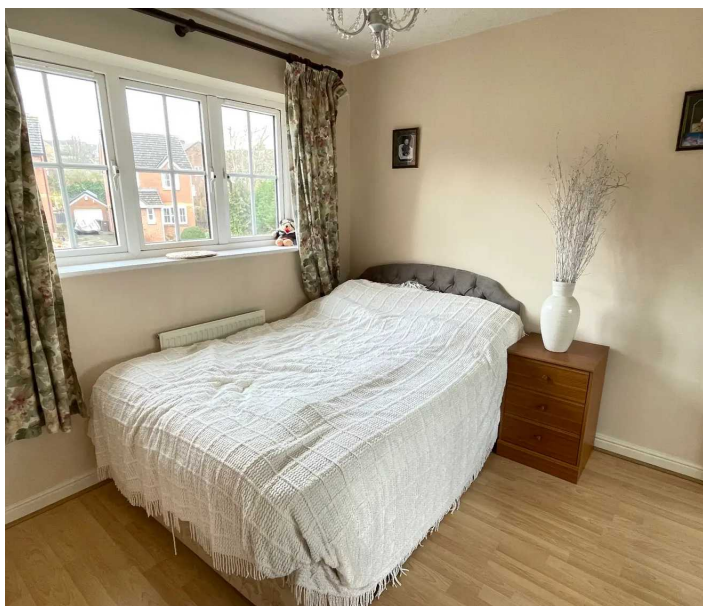
A fabulously proportioned double bedroom with a bank of fitted wardrobes, further cupboard above the stairs, inset ceiling spotlights, two central heating radiators and two uPVC double glazed windows to the rear, both enjoying views. We believe this was originally configured as a three bedroom home and therefore this would have been two separate rooms and could be returned to giving the necessary consents.

BEDROOM TWO

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

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and Mira Sport electric shower over with glazed shower screen. There is ceiling light, part tiling to the walls, extractor fan, shaver socket, central heating radiator and obscure uPVC double glazed window to the front.





OUTSIDE

To the front of the home, there is a tarmacked driveway providing off street parking with further gravelled area to the side which could be further amended to create an additional parking space, given the necessary planning and consents. The driveway in turn leads to an integral single garage with an up and over door providing useful storage, off street parking or indeed scope to convert into further additional living accommodation, again with permissions in place. A path leads to the side of the home which in turns leads to the rear garden, with perimeter fencing and goes over various tiers with low maintenance gravelled beds, many shrubs and a decked seating space.



ADDITIONAL INFORMATION

The EPC Rating is D-68, the Council Tax Band is C 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)

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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

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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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