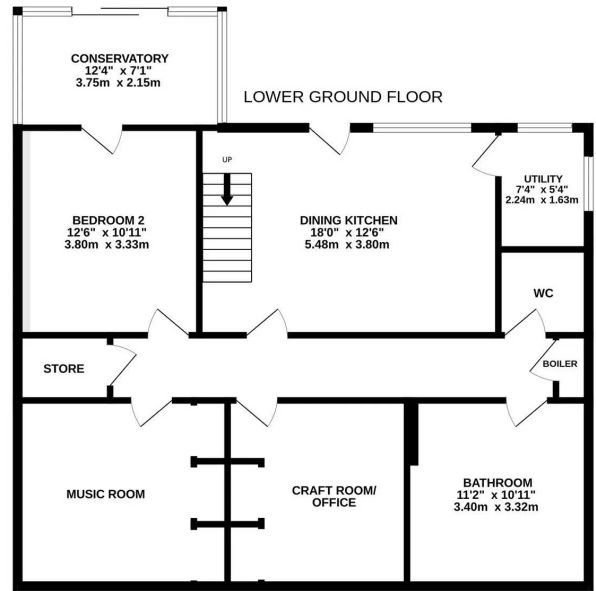




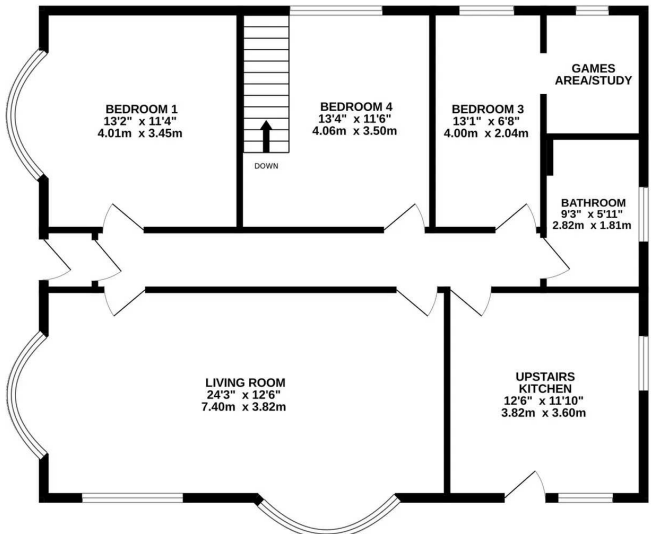
Loxley Road

Sheffield

Offers in Region of **£395,000**



LOWER GROUND FLOOR



GROUND FLOOR

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 Road

Sheffield

A TRULY UNIQUE AND SUBSTANTIAL DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A TWO STOREY CONFIGURATION, POSITIONED IN A CENTRAL LOCATION GIVING EASE OF ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS. THE PROPERTY OFFERS THE CURRENT CONFIGURATION; To the ground floor, entrance vestibule, entrance hall, breakfast kitchen, spacious living room, three bedrooms and bathroom. To the lower ground floor, there is an additional dining kitchen, utility, bedroom, conservatory, W.C., bathroom, home office/craft room and music room. The lower ground floor has previously been let as an Air B&B, and provides an income of approximately £7000 per annum. The property has also previously had part commercial use to the ground floor, this could well be utilised again, providing necessary consents. Externally, the home sits in a generous plot with parking for numerous vehicles and turning circle to the front, driveway, garage and a mature garden to the rear. The EPC rating is D-59 and the council tax band is C.





ENTRANCE VESTIBULE

Entrance gained via composite and decoratively glazed door with obscure glazed panel over into the entrance vestibule. With coving to the ceiling and space to hang coats. A timber and stain glassed door leads through the entrance hallway.

ENTRANCE HALLWAY

A generous entrance hallway with period features in evidence of ornate coving and dado rail. There are two ceiling lights, central heating radiator and wood effect laminate flooring. Here we gain entrance to the following rooms.

BREAKFAST KITCHEN

A fitted kitchen with a range of wall and base units in a high gloss white with contrasting laminate worktops and tile splashbacks. There are integrated appliances in the form of electric stainless steel oven, four burner gas Bosch hob with chimney style extractor fan over, there is plumbing for a washing machine, space for a fridge, plumbing for a slimline dishwasher and a stainless steel sink with chrome mixer tap over. There is ceiling light, coving to the ceiling and uPVC double glazed window to two elevations with composite and obscure glazed door giving access to the front of the home.



LIVING ROOM

An excellently proportioned principal reception space enjoying a high degree of natural light via bay windows to the front and side and further uPVC double glazed window to the front. There is an ornate fireplace, two ceiling lights each with ceiling rose, decorative coving and two central heating radiators. With excellent dimensions there is potential to split the room into two separate rooms if so desired, given the necessary permissions.

BEDROOM ONE

A double bedroom with fitted wardrobes, ceiling light with ceiling rose, coving to the ceiling, picture rails, central heating radiator and uPVC double glazed bay window to the side.

BEDROOM THREE

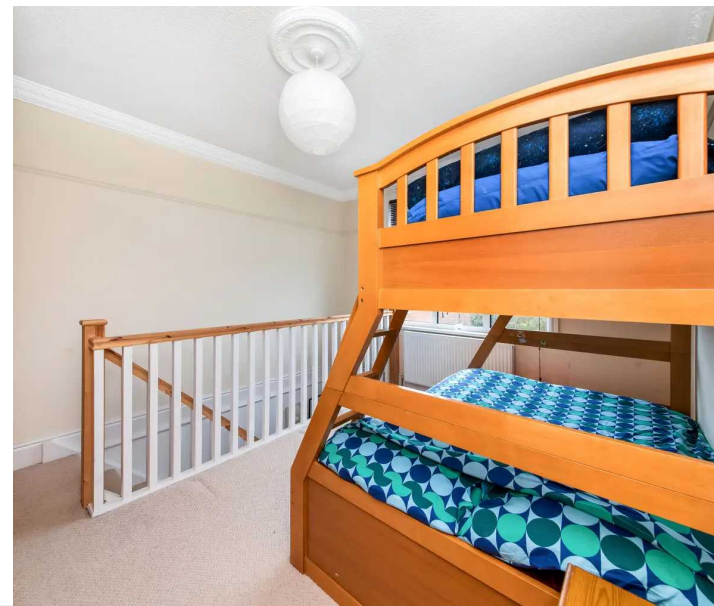
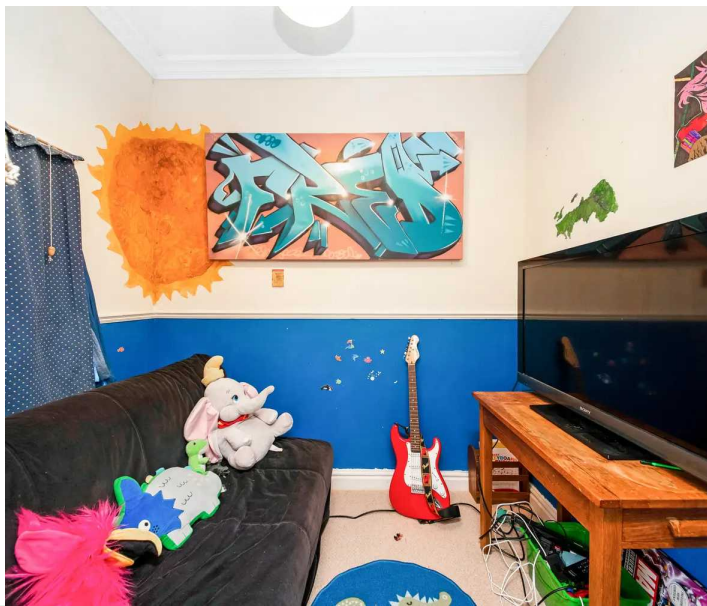
A bedroom separated into two principal areas, with sleeping space, ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window over looking the garden. Archway then leads through to the dressing area, a versatile space currently used as a gaming area, there is ceiling light with ceiling rose, coving to the ceiling, dado rail and uPVC double glazed window to the rear.

BEDROOM FOUR

A double bedroom with ceiling light with ceiling rose, coving to the ceiling, picture rail, central heating radiator and uPVC double glazed window to the rear. The staircase with spindle balustrade leads down to the lower ground floor.

BATHROOM

Comprising a three piece suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps with electric shower over and glazed shower screen. There is ceiling light, tiling to the walls, part wooden panelling to the walls, chrome towel rail/radiator, extractor fan and obscure uPVC double glazed window to the side.





DINING KITCHEN

From bedroom four the steps lead down to the lower ground floor into the dining kitchen. An excellently proportioned additional kitchen space with ample room for a dining table and chairs, there are a range of wall and base units in a wood effect shaker style with bock effect worktops, tiled splashbacks and complimented by a solid tiled floor. There is space for a range cooker with chimney style extractor fan over, space for a free standing fridge freezer and a one and a half bowl sink with chrome mixer tap over. There is ceiling light, further inset ceiling lights, central heating radiator and natural light gained via timber single glazed window to the rear with timber and single glazed door giving access out. The room also has part exposed stonework.

UTILITY

With continuation of the tiled floor and worktops. There is ceiling light, single timber glazed window to the rear and side, plumbing for a washing machine, space for a tumble dryer and space for further appliances.

INNER HALLWAY

From the dining kitchen a door opens to the inner hallway. With inset ceiling spotlights, continuation of the tiled floor, exposed stonework, useful storage cupboard and central heating radiator. There is also access to the airing cupboard which houses the Ideal Logic boiler. Here we gain access to the following.



BEDROOM TWO

An ideal guest room which can fit a double bed, there is ceiling light, part exposed stonework, tiled floor and central heating radiator. A timber and glazed door leads through to the conservatory.

CONSERVATORY

An addition to the home offering a versatile reception space, there is uPVC double glazing to three sides with two separate doors giving access to the rear garden. There are two wall lights and tiled floor.

W.C.

Comprising a two piece white suite with close coupled W.C. and wall mounted basin with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor and central heating radiator.

BATHROOM

An excellently proportioned bathroom boasting a three piece sanitary ware suite in the form of pedestal basin with chrome mixer tap over, shower enclosure with mains fed chrome mixer shower within and free standing roll top bath with chrome mixer tap. There are inset ceiling spotlights, extractor fan, exposed stonework, central heating radiator and tiled floor.

CRAFT ROOM/STUDY

A highly versatile space with a number of uses and is currently used as a craft room or would make an ideal home office. There are inset ceiling spotlights, built in hanging space, part exposed stonework and central heating radiator. This room could potentially be used as an occasional bedroom, but can not be classed as such due to absence of a window.







MUSIC ROOM

Running along side the crafting room, this is another versatile space with potential to use as a home office, study or occasional bedroom, though again cannot be classed as such due to absence of the window. There are inset ceiling spotlights, built in hanging space and central heating radiator.

OUTSIDE

The property enjoys a generous plot, to the front of the home iron gates open onto concrete driveway which provides off street parking for numerous vehicles plus a turning circle with perimeter dry stone walling and hedging giving further privacy, there is also a rockery area. There are further iron gates which open onto the driveway to the side of the home which leads to the detached garage, offering further off street parking and storage. To the rear of the property there is an excellently proportioned rear garden, predominantly lawned with perimeter fencing and hedging. There are various plants, shrubs and trees including many fruit trees. Immediately behind the home there is a raised flagged seating area, with direct access to the river via gate at the bottom of the garden.





ADDITIONAL INFORMATION

The EPC Rating is D-59, 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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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.

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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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