

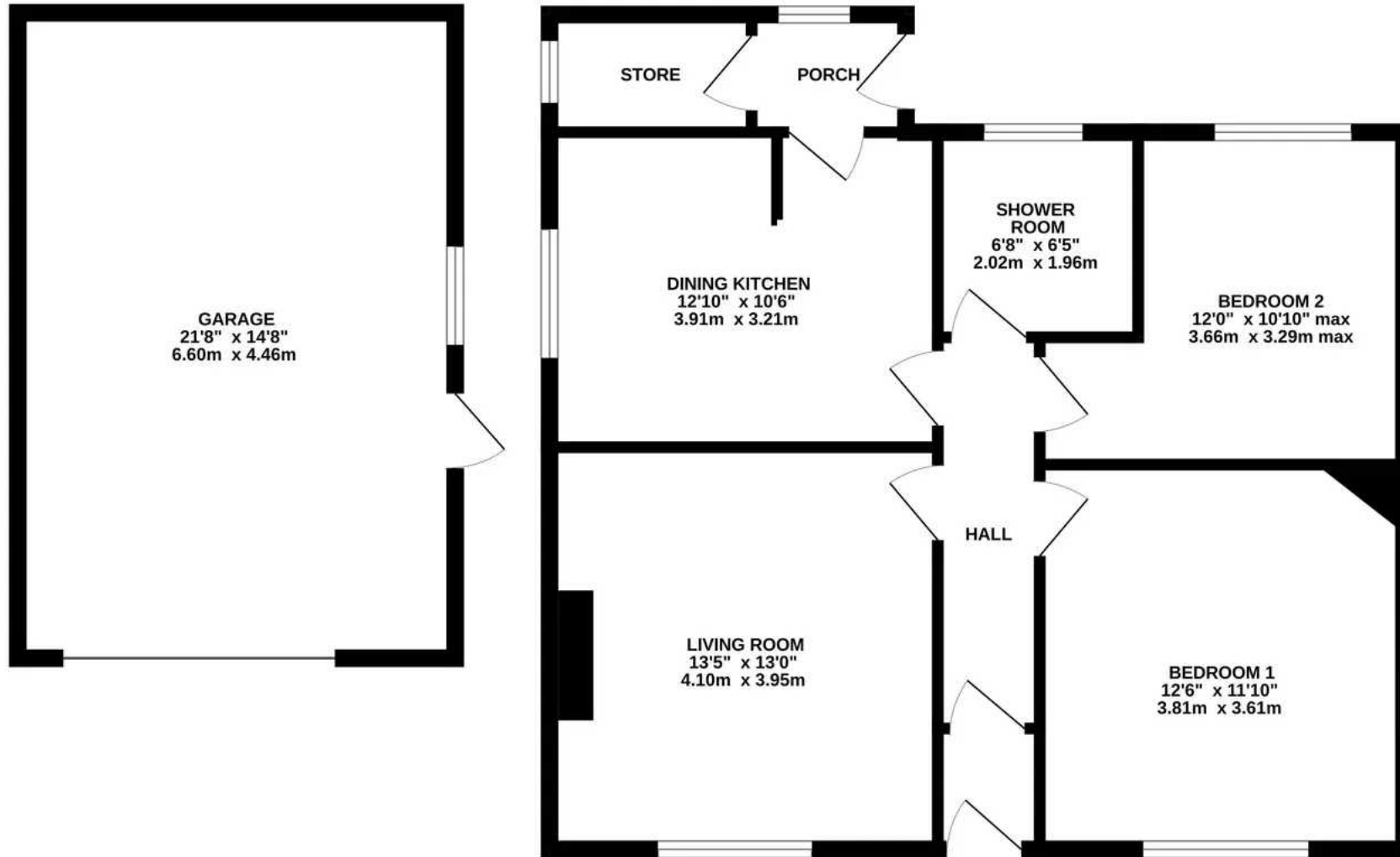


Hollin Busk Road, Deepcar

Sheffield

Offers in Region of **£295,000**

GARAGE



HOLLIN BUSK ROAD

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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Hollin Busk Road

Deepcar, Sheffield

A SUPERB TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW OCCUPYING A FANTASTIC POSITION IN THIS HIGHLY REGARDED RESIDENTIAL ADDRESS WITH OPEN ASPECT OVER THE FIELDS TO THE FRONT, FINISHED TO A HIGH STANDARD THROUGHOUT AND OFFERING READY TO MOVE INTO SINGLE STOREY ACCOMMODATION, THE CONFIGURATION IS AS FOLLOWS; Entrance porch, entrance hallway, dining kitchen, living room, two double bedrooms, modern family bathroom, rear porch and store. Externally, there are gardens to the front and rear with secure off street parking for numerous vehicles which leads to an impressive detached garage to the rear. The EPC rating is D-60 and the council tax band is C.





ENTRANCE PORCH

Entrance gained via uPVC and obscure glazed door into the entrance porch with ceiling light, central heating radiator. A timber and glazed door then leads through to the entrance hallway.

ENTRANCE HALLWAY

With ceiling light, coving to the ceiling, central heating radiator and access to the loft via a hatch. Here we gain access to the following rooms.

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 with laminate worktops and tile splashbacks. There is an integrated electric oven with electric hob and chimney style extractor fan over, plumbing for a washing machine, one and half bowl stainless steel sink with chrome mixer tap over and space for two further appliances. There are two ceiling lights, coving to the ceiling, central heating radiator, uPVC double glazed window to the side and a timber and glazed door giving access to the rear porch.

REAR PORCH

With ceiling light, central heating radiator, uPVC obscure double glazed window to the rear and uPVC and obscure glazed door giving access out to the rear garden. A further door opens to the store with ceiling light, obscure uPVC double glazed window to the side and boiler.

LIVING ROOM

A well proportioned principal reception space with the main focal point being a multi fuel stove. There is ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front with views of the neighbouring fields.



BEDROOM ONE

A spacious double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front with views.

BEDROOM TWO

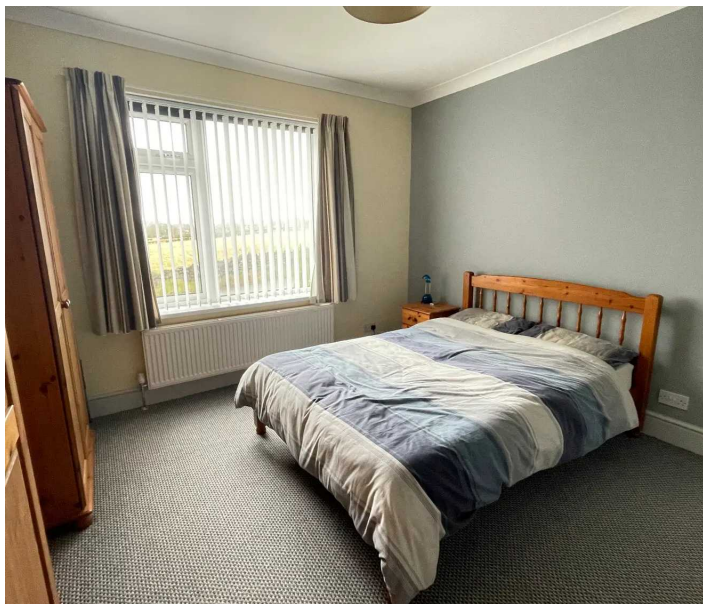
A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear.

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 taps and mains fed chrome mixer shower over with glazed shower screen. There is ceiling light, extractor fan, part tiling to the walls, towel rail/radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the property twin iron gates open onto a block paved driveway providing off street parking for numerous vehicles which continues along side of the home and in turn reaches a substantial, stone fronted, larger than average garage with twin timber doors, personal door to the side and sits under a pitched roof. Also to the front of the home there is a lawned garden space with block paved path and stone wall. To the rear of the home, there is a further lawned garden space, block paved seating area and perimeter walling with flower beds containing various plants and trees.





ADDITIONAL INFORMATION

The EPC Rating is D-60, 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

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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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