



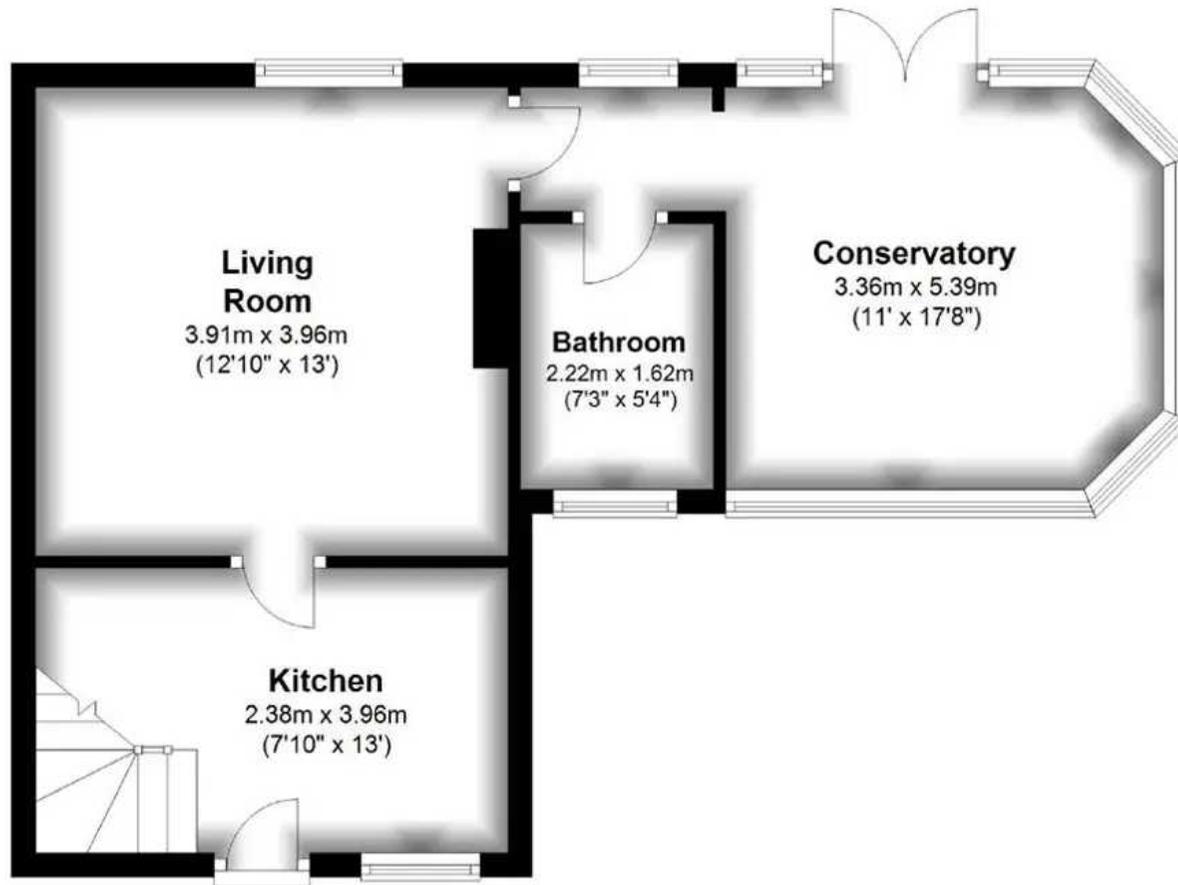
Carr Road, Deepcar

Sheffield

Offers in Region of **£260,000**

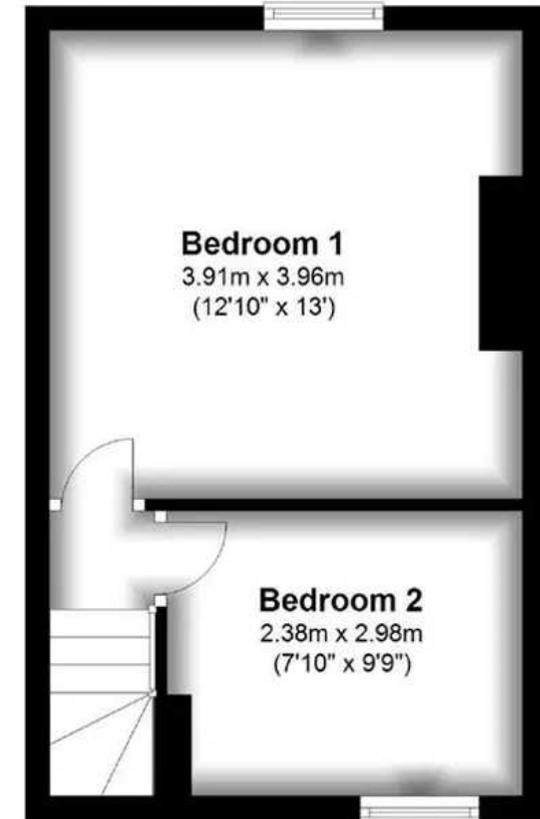
Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 sq. feet)



Carr Road

Deepcar, Sheffield

SITUATED AT ONE OF DEEPCAR'S MOST DESIRABLE ADDRESSES, LANE END COTTAGES IS A FABULOUS STONE BUILT SEMI-DETACHED COTTAGE OOOZING PERIOD CHARM AND CHARACTER WHILST MIXED WITH MODERN FIXTURES AND FITTINGS. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THIS SUPERB HOME MUST BE VIEWED TO BE FULLY APPRECIATED. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, fitted kitchen, living room with multi-fuel stove, inner hall bathroom and conservatory. to the first floor there are two double bedrooms. the home offers many glimpses to the past including wooden lintels and beams and exposed stone flag flooring in places. Externally the property enjoys a fabulous lawned garden to the rear, has a stone outbuilding and off street parking for two to three vehicles. The EPC rating is D-62 and the council tax band is B.





ENTRANCE

Entrance is gained via a stained glass and uPVC door which leads to the kitchen.

KITCHEN

With superb exposed stone flagged flooring the fitted kitchen has a range of wall and base units in a wood effect shaker style with wood effect laminate worktops and matching upstands. There is space for a cooker, with a glass splashback, and a "Zanussi" stainless steel extractor fan over. There is a "Zanussi" fridge and a stainless steel sink. The room is lit by ceiling spotlights and has a double glazed window to the front and a modern vertical radiator. There is space for a table and chairs if so desired. A staircase rises to the first floor and a timber and glazed door leads through to the living room.

LIVING ROOM

A well-proportioned principal reception space with a continuation of the exposed stone flagged flooring, the main focal point being a multi fuel stove within a wooden surround with a marble effect inset. There are period features in the form of exposed timber to the ceiling and lintels, and part cladding to the walls. There are three wall lights, a central heating radiator and natural light is gained via a uPVC double glazed window to the rear with shutters, and a uPVC and stained glass door gives access out. A timber and glazed door leads to the inner hallway.

INNER HALLWAY

With a ceiling light, central heating radiator and part cladding to the walls, wood effect laminate flooring and a uPVC double glazed window to the rear. There is access to one of the two loft spaces from here. A door gives access to the:



BATHROOM

Comprising of a three piece white suite with a low level WC and a basin set within a vanity unit with chrome taps. There is also a bath with a mixer tap over and a telephone style shower attachment plus a "Mira" electric shower over and a shower screen. There is a ceiling light, extractor fan, part tiling to the walls, a central heating radiator and an obscured double glazed window to the front.

CONSERVATORY

From the inner hallway a door leads to the conservatory which is an addition to the home offering flexible reception space to be used as a second lounge or a dining room. Under a pitched roof there is uPVC double glazing to three sides and twin French door giving access to the rear garden. There is a ceiling light, wall mounted electric heater and power.

FIRST FLOOR LANDING

The ceiling rises and turns from the kitchen. There is a central heating radiator and access to the loft via a hatch and gives access to the following rooms via timber doors.

BEDROOM ONE

An excellently proportioned principal bedroom enjoying far reaching views across the valley via uPVC window to the rear. There is a ceiling light, central heating radiator and an ornate fireplace with a stone mullion surround.

BEDROOM TWO

A further double bedroom, with a ceiling light, central heating radiator and a PVC double glazed window to the front.





OUTSIDE

To the front of the home is a low maintenance flagged seating area with access gained by a footpath giving a right of way via the neighbouring home. There is access to a stone outbuilding providing storage. A path leads to the side of the house with space for a log store beyond which is the rear garden. The fabulous rear garden is of exceptional proportions for this age and type of property, predominantly lawn, there are also two flagged patio seating areas and flower beds containing various mature plants and shrubs. The garden is enclosed by perimeter fencing and dry stone walling. At the bottom of the garden there is space for a shed. In addition, off Carr road there is hard-standing providing off street parking for two to three vehicles.



ADDITIONAL INFORMATION

The EPC Rating is D-62 , the Council Tax Band is B 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.

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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