

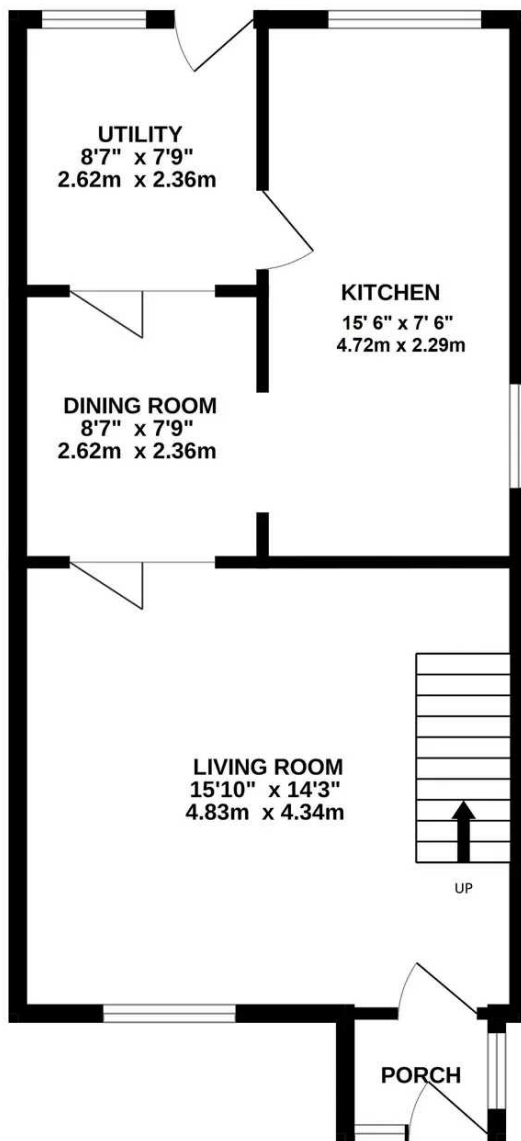


Helliwell Lane, Deepcar

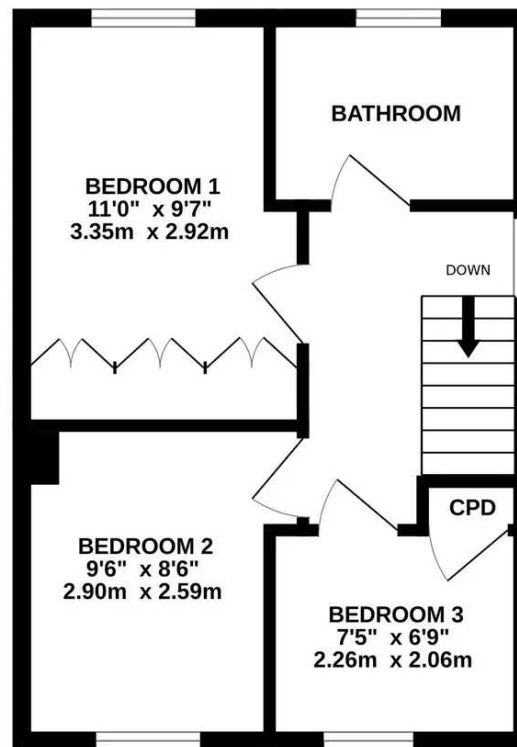
Sheffield

Offers in Region of **£250,000**

GROUND FLOOR



1ST FLOOR



HELLIWELL LANE

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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Helliwell Lane

Deepcar, Sheffield

A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM DETACHED FAMILY HOME, OFFERING GENEROUS ACCOMMODATION ON THIS POPULAR RESIDENTIAL DEVELOPMENT AND CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE ACCOMMODATION HAS BEEN UPGRADED BY THE CURRENT VENDOR AND COMPRISES THE FOLLOWING; To the ground floor, entrance porch, living room, dining room, fitted kitchen and utility. To the first floor, there are three bedrooms and modern bathroom. Outside, there is a driveway providing off street parking to the front leading to detached garage with lawned area and an enclosed, low maintenance garden to the rear. The EPC rating is D-59 and the council tax band is C.

- OFF STREET PARKING
- DETACHED GARAGE
- THREE BEDROOMS
- DETACHED
- LOW MAINTENANCE GARDENS



ENTRANCE PORCH

Entrance gained via composite and double glazed door into the entrance porch, with ceiling light, central heating radiator, wood effect flooring and uPVC double glazing to two sides. A timber glazed door leads through to the living room.

LIVING ROOM

A well sized front facing principal reception space, with ceiling light, central heating radiator, staircase rising to the first floor and uPVC double glazed window. Three panel folding doors then open through to the dining room.

DINING ROOM

With ample space for a dining table and chairs, there is ceiling light, central heating radiator and wood effect laminate flooring. An archway leads through to the kitchen.

KITCHEN

The kitchen has a range of wall and base units in a shaker style with contrasting wood effect laminate worktops with matching upstands and continuation of the wood effect laminate flooring. There is space for a range cooker with tile splashbacks and extractor fan over, integrated dishwasher, housing for an American style fridge freezer and a one and a half bowl ceramic sink with chrome mixer tap over. The room has inset ceiling spotlights, uPVC double glazing to two elevations and cupboard housing the Vaillant boiler.



UTILITY

From the dining room, twin timber and glazed doors open through to the utility. With continuation of the wall and base units in a shaker style with laminate wood effect worktops, matching upstands and continuation of the wood effect laminate flooring. There is plumbing for a washing machine, space for a tumble dryer, ceiling light, central heating radiator and uPVC double glazed door with matching side panel giving access out.

FIRST FLOOR LANDING

From the living room, the staircase rises to the first floor landing with ceiling light, spindle balustrade, access to the loft via a hatch and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

BEDROOM ONE

A double bedroom with a bank of fitted wardrobes, ceiling light, two wall lights, central heating radiator and uPVC double glazed window.

BEDROOM TWO

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

BEDROOM THREE

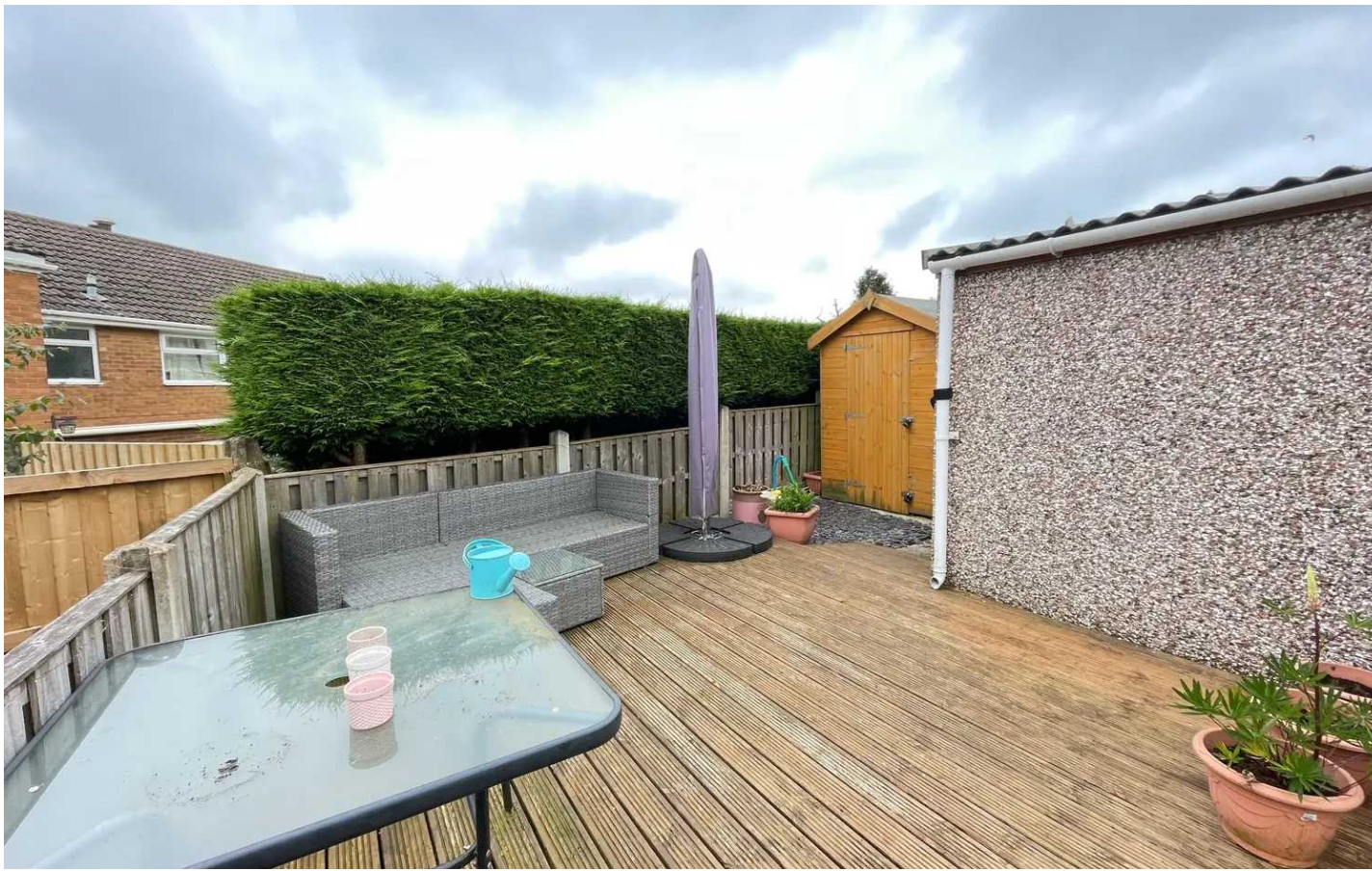
Currently used as a home office, there is ceiling light, central heating radiator, uPVC double glazed window to the front and cupboard above the stairs.

BATHROOM

A modern three piece family bathroom suite comprising of close coupled W.C., basin sat within vanity unit with chrome taps over and bath with chrome mixer tap and Mira Sport electric shower over with glazed shower screen. There are inset ceiling spotlights, full tiling to the walls and floor, central heating radiator and obscure uPVC double glazed window to the rear.







OUTSIDE

To the front of the home, there is a blocked paved driveway providing off street parking for numerous vehicles, which runs along side of the property where we find the carport and drive continuing to the detached garage. Also to the front is a lawned garden space with flower beds containing various plants and shrubs. At the end of the driveway is the detached garage, this is larger than average and is accessed via an up and over door and the garage has power and lighting. To the rear is a fully enclosed, yet low maintenance garden space, with a block paved space directly from the door from the utility, beyond which is an artificial grass area leading to a raised wooded decked seating space. There is also hard standing for a shed.



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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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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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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