



Burncross Road, Chapeltown

Sheffield

Offers Around **£500,000**



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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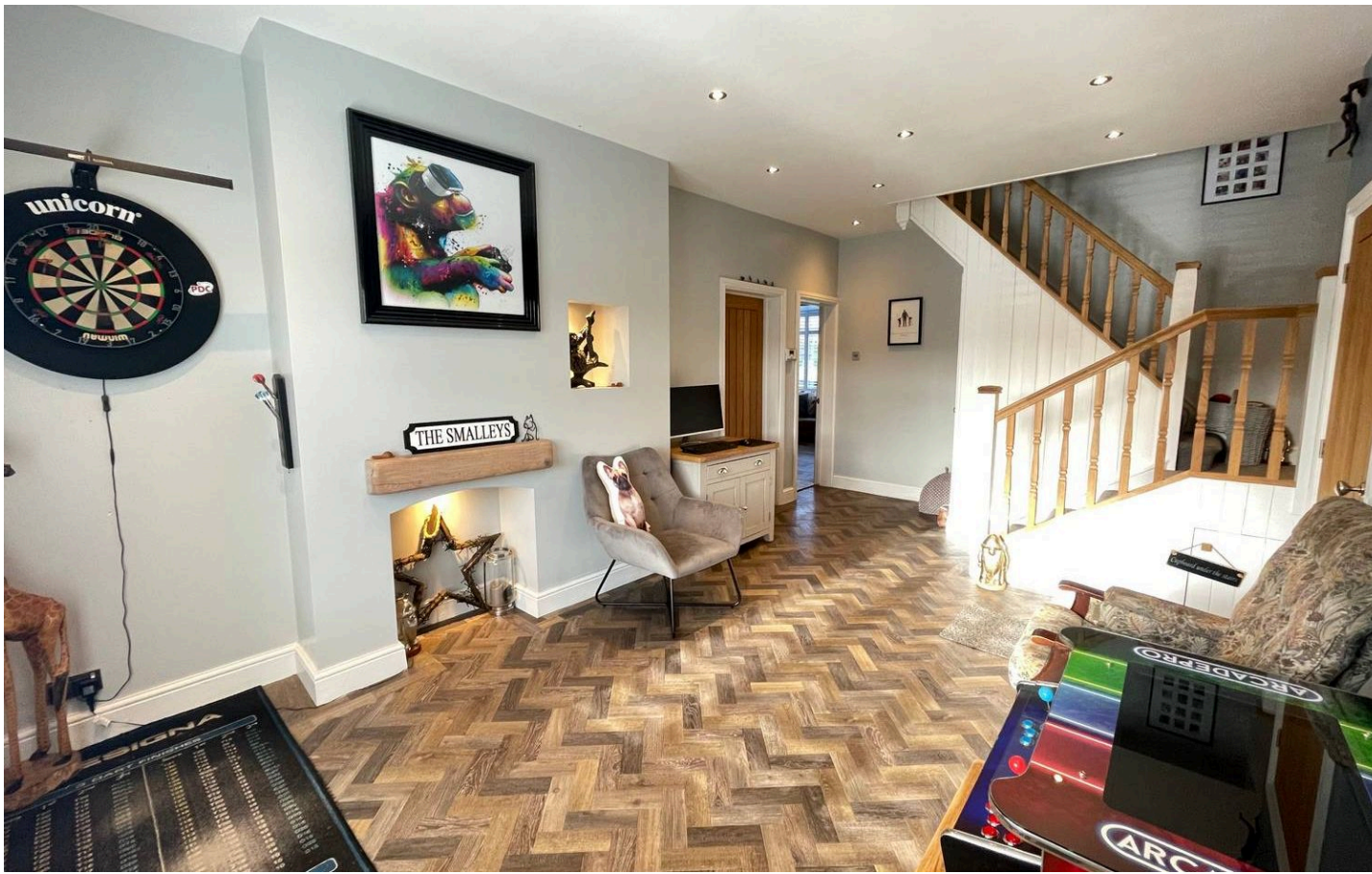
Burncross Road

Chapelton, Sheffield

A BEAUTIFULLY PRESENTED PERIOD DETACHED HOME, OFFERING A WEALTH OF ACCOMMODATION AND FINISHED TO A HIGH STANDARD THROUGHOUT, WHILST BEING LOCATION IN AN ELEVATED POSITION, JUST A SHORT DISTANCE AWAY FROM CHAPELTON CENTRE, BOASTING MANY AMENITIES INCLUDING THE TRAIN STATION WHILST BEING JUST A SHORT DISTANCE FROM THE M1 MOTORWAY. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS, THIS FIVE DOUBLE BEDROOM HOME, WHICH WAS BELIEVED TO HAVE BEEN BUILT IN THE 1888's OFFERS BEAUTIFULLY APPOINTED ACCOMMODATION IN A GENEROUS PLOT WITH A SIGNIFICANT BRICK OUTBUILDING, OFF STREET PARKING AND DETACHED DOUBLE GARAGE. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance porch, lounge, living room, dining kitchen, downstairs WC. To the first floor, there are three double bedrooms and a luxury family bathroom. To the second floor, there are two additional double bedrooms. Outside, there is a low maintenance garden to the front, generous garden to the rear with numerous seating areas and lawned spaces, significant outbuilding, off street parking and double garage. A unique family home in a fabulous location with viewing a must to fully appreciate the space and quality of the accommodation on offer. The EPC rating is TBC and the council tax band is E.

- PERIOD DETACHED HOME
- FIVE DOUBLE BEDROOMS
- BEAUTIFULLY APPOINTED ACCOMMODATION
- GENEROUS PLOT
- OFF STREET PARKING AND DETACHED DOUBLE GARAGE
- SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS

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ENTRANCE

Entrance gained via a composite and obscure glazed door into the entrance porch.

ENTRANCE PORCH

With uPVC double glazing to two sides, ceiling light and wooden floor. A door then opens through to the lounge/study.

LOUNGE/STUDY

A versatile, additional reception space with uPVC double glazed window to front with plantation blinds. There are inset ceiling spotlights, wood effect Karndean flooring with under floor heating and staircase rising to the first floor with useful storage cupboard underneath.

LIVING ROOM

An excellently proportioned principle reception space, enjoying a high degree of natural light via uPVC double glazed bay windows to the front with plantation blinds and uPVC double glazed window to the side. There are inset ceiling spotlights and wood effect Karndean flooring with under floor heating.



DINING KITCHEN

An excellently proportioned dining kitchen in an open plan feel incorporating kitchen and dining spaces. The dining space has ample room for a dining table and chairs with the main focal point being a wood burning stove sat within surround. There are inset ceiling spotlights, wood effect tiled flooring and natural light is gained via uPVC double glazed bay window with plantation blinds and additional two uPVC windows. The kitchen itself has a range of wall and base units in a high gloss cream shaker style with contrasting Korean worktops with matching upstands. There is space for a range cooker with extractor fan over, housing for an American style fridge freezer, integrated dishwasher and a one and a half bowl sink with chrome mixer tap over. There is a breakfast bar peninsular, additional under cupboard lighting and composite and obscure glazed door giving access out to the rear garden.

WC

Back from the lounge, stairs rise to mid level where we find the W.C. Comprising a two piece white suite in the form of close coupled W.C and basin sat within vanity unit with chrome mixer tap over. There are inset ceiling lights, full tiling to walls and floor and obscure uPVC double glazed window to the side. Stairs continue to the first floor landing.



FIRST FLOOR LANDING

With spindle balustade, inset ceiling light and here we gain access to the following rooms;

BEDROOM ONE

An excellently proportioned principle bedroom with inset ceiling spotlights, central heating radiator and uPVC double glazing to front and side.

BEDROOM TWO

A further generous double bedroom with inset ceiling lights, central heating radiator and uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

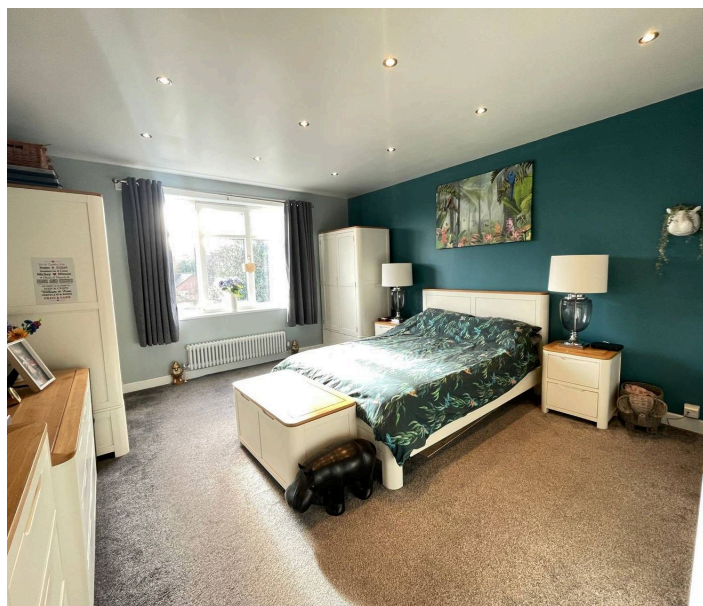
Currently used as a hobby room this additional double bedroom has inset ceiling lights, central heating radiator and uPVC double glazed window to the front.

BATHROOM

A luxury family bathroom boasting a high quality five piece white suite in the form of a twin basin unit with chrome mixer tap over each, close coupled WC, walk in shower enclosure with a mains fed chrome mixer shower within and free standing bath with chrome mixer tap and separate shower attachment. There are inset ceiling lights, part tiling to walls, tiled floor, extractor fan, towel rail/radiator and obscure uPVC double glazed window to the rear.

UTILITY

There is plumbing for a washing machine, space for further appliances, inset ceiling lights and uPVC obscure glazed window to the side. Here we also find the properties boiler.





SECOND FLOOR LANDING

From the first floor landing a staircase rises and turns to the second floor landing, with inset ceiling lights and access to the following rooms;

BEDROOM FOUR

A superb double bedroom providing a high degree of natural light, gained via a uPVC double glazed window to the front, which enjoys an elevated view. There are inset ceiling lights, central heating radiator, access to under eaves storage and entrance to a walk in wardrobe.

BEDROOM FIVE

A double bedroom, again of excellent proportions with inset ceiling lights, two vertical radiators and uPVC double glazed window to the rear. Sliding doors open to under eaves storage. There is a timber beam in evidence.



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OUTSIDE

To the front of the home iron gates open onto a sweeping path leading to the front door. In front of the property there are low maintenance gravelled and slate areas with perimeter walling with various shrubs and trees. To the side of the home is a low maintenance area with raised planters. To the rear is an excellently proportioned garden, separated into numerous different areas. Immediately behind the home is an extensive, flagged patio seating area with steps leading up to the next level with a central flagged path either side of which are lawned areas with various planting spaces, shrubs and trees. To the upper section of the garden, there are hard standings for sheds and a summer house and further area for planting. There is a decked seating area, pond and significant brick built outbuilding. The outbuilding has uPVC windows and door offering potential for a multitude of usages including office space or workshop. The garden is fully enclosed with perimeter walling and fencing, there is access out onto the road to the rear with gates opening onto the driveway space leading to the brick built double garage. Having an up and over door, providing off street parking. We are informed that the property owns halfway across the access road, therefore there are further off street parking opportunities.



ADDITIONAL INFORMATION

The EPC rating is TBC and the council tax band is E. 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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