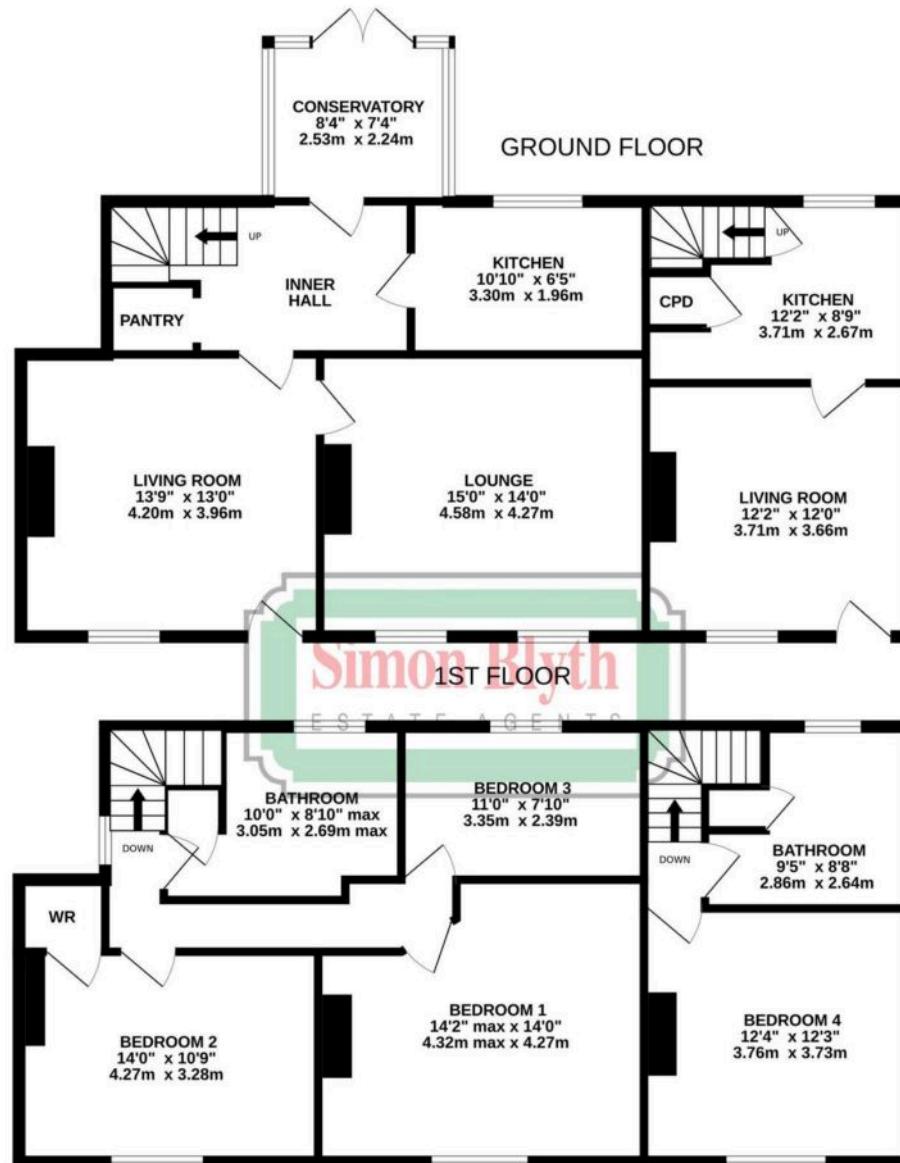




**Slackfields Lane, Wharncliffe Side**

Sheffield

Offers in Region of £495,000



SLACKFIELDS 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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## Slackfields Lane

Wharncliffe Side, Sheffield

A UNIQUE STONE BUILD DETACHED PERIOD PROPERTY WHICH HAS BEEN OWNED BY THE SAME FAMILY FOR MORE THAN A CENTURY AND OFFERING A UNIQUE OPPORTUNITY. A SUPURB DETACHED FAMILY HOME IN THIS QUIET, NO THROUGH ROAD POSITION AND ENJOYING BREATHTAKING VIEWS TO REAR OVER NEIGHBOURING FARMLAND AND THE VALLEY BEYOND. Originally three separate cottages, this is currently utilised as two separate dwellings, being sold together. Dwelling No 6 comprising of three bedrooms and two reception rooms. Dwelling No 4 comprising of one double bedroom and one reception room. This property gives various options to merge as one family home or indeed retain the one bedroom cottage as a source of income. To front and side there are areas of parking and to rear is an excellently proportioned terraced garden taking full advantage of the panorama to the rear. The additional advantage of no upper vendor chain we expect interest to be high in this quite superb rural location yet well positioned for local amenities and access to Sheffield City Centre. Please note that the EPC rating for dwelling four is E-45 and the council tax band is A. The EPC rating for dwelling six is D-55 and the council tax band is B.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9088-2056-6247-6340-8214>





## DWELLING NUMBER SIX

Please note the wording below relates to dwelling number six.

### ENTRANCE

Entrance gained via uPVC and obscure glazed door into living room.

### LIVING ROOM

A well-proportioned reception space with period features in evidence, in the form of exposed beams to ceiling and stone mullion fireplace. There are ceiling lights, central heating radiator and uPVC double glazed window to the front. A door then leads through to the lounge.

### LOUNGE

Of generous proportions, this further flexible living space has exposed timber beams, stone mullion fireplace, three wall lights, central heating radiator and two separate uPVC double glazed windows to front. From the living room, door leads through to inner hallway with inset ceiling light.

### INNER HALLWAY

Staircase rising to first floor, with pantry area underneath, central heating radiator and tiled floor. A door then opens through to the kitchen.



## KITCHEN

A fitted kitchen with a range of wall and base units in a high gloss cream with contrasting wood block effect laminate worktops, tiled splashback and tiled floor. Integrated appliances in the form of stainless-steel electric oven with matching gas hob and chimney style extractor fan over. There is one and a half bowl stainless steel sink, plumbing for a washer machine, ceiling strip light, exposed stonework to wall, central heating radiator and uPVC double glazed window to the rear enjoying fabulous views. Back from the inner hallway, a timber and glazed door leads through to the conservatory.

## CONSERVATORY

Back from the inner hallway, a timber and glazed door leads through to the conservatory. An addition to the home, positioned to take full advantage of the fabulous views across the valley, under a polycarbonate pitched roof. There are two wall lights, central heating radiator, tiled floor, uPVC double glazing to three sides and twin French doors giving access to rear garden.

## FIRST FLOOR LANDING

Back from inner hallway staircase rises and turns to first floor landing, with three ceiling lights and a uPVC double glazed window to side. Here we gain entrance to the following rooms;





#### **BEDROOM ONE**

Double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front enjoying views with a window seat.

#### **BEDROOM TWO**

Double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front with window seat and views across fields and a door opens to build in wardrobe with own ceiling strip light.

#### **BEDROOM THREE**

Positioned to the rear of the home, this further double bedroom has ceiling lights, central heating radiator and uPVC double glazed window with views across the valley.

#### **BATHROOM**

Comprising of a three-piece white suite in an antique style in the form of close coupled WC, pedestal basin with gold effect taps over, and bath with electric Bristan shower over. There is ceiling light, wall light, part tiling to walls, central heating radiator and obscure uPVC double glazed window to rear, build in cupboard which is housing the Baxi combination boiler.



## DWELLING NUMBER FOUR

Please note the wording below relates to dwelling number four.

### ENTRANCE

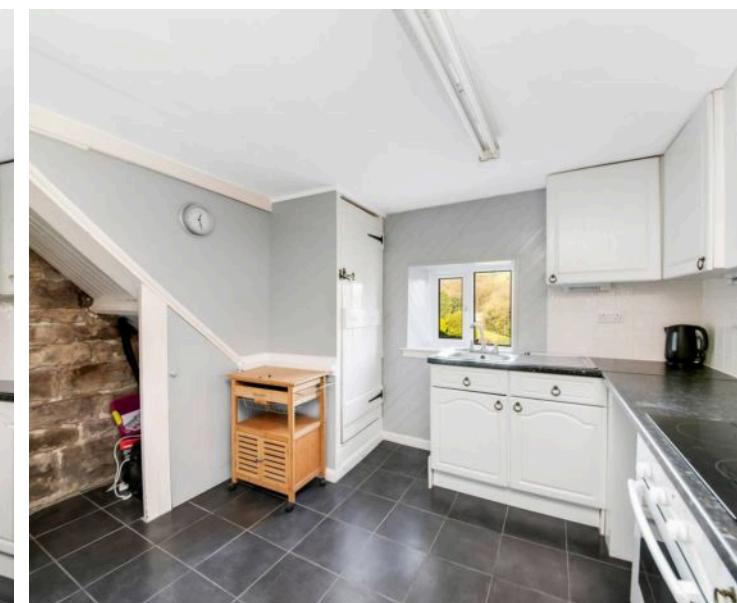
Entrance gained via uPVC and obscure glazed door into the living room.

### LIVING ROOM

A front facing principal reception space oozing character with exposed timber beams and stoned mullion fire surround and exposed stonework. There is ceiling light, central heating radiator and uPVC double glazed window to the front. Door then opens to two steps which descend to the kitchen.

### KITCHEN

With ceiling strip light, central heating radiator, uPVC double glazed window to the rear enjoying views. There is a cupboard underneath the stairs and a door opening to the staircase. The kitchen itself has a wide range of wall and base units in a white wood effect shaker style with contrasting laminate worktops and tiled splashbacks. There is an integrated electric oven with electric hob, plumbing for a washing machine and space for a fridge freezer.





#### FIRST FLOOR LANDING

From the kitchen a door opens to the staircase which rises and turns to the first floor landing with ceiling light and here we gain access to the following rooms;

#### BEDROOM FOUR

A generous double bedroom with period stone mullion fire surround with cast iron fire grate within. There is ceiling light, picture rail, central heating radiator and uPVC double glazed window to front enjoying views over the neighboring field.

#### BATHROOM

A well proportioned bathroom with a three piece white suite in the form of close coupled WC, pedestal basin with chrome taps over and bath with chrome taps and MIRA electric shower over and constantine glazed shower screen. There is ceiling light, extractor fan, part tiling to walls, built in cupboard and here we find the Vaillant boiler, fitted in 2023 with nine years British Gas warranty in place. There is access to the loft via a hatch, central heating radiator and obscure uPVC double glazed window to the rear.



## OUTSIDE

To the front of the property, there is an apron of parking with steps then descending to concreted area with raised planters containing slate chippings. At the side of the home there is a driveway providing additional off-street parking for two vehicles, to the end of which is a hard standing for shed or potential for garaging, given necessary planning and consent. Behind this there is raised decked seating area with a generous tiered garden separated into numerous areas including lawned space, seating area with pergola, green house and areas for shed all fully enclosed with perimeter fencing. Positioned in the idyllic spot with fabulous far-reaching views over neighbouring countryside and valley beyond.





## ADDITIONAL INFORMATION

Please note that the EPC rating for dwelling four is E-45 and the council tax band is A. The EPC rating for dwelling six is D-55 and the council tax band is B. 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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## MORTGAGE ADVICE

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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