



6 Dempsey Close, Fox Hill, Sheffield, S6 1FW



**\*\* PRICE GUIDE £155,000 - £160,000 \*\***

**NEW BUILD**

**HIGH SPECIFICATION**

**BUILT BY LOCAL BUILDERS IDEAL DEVELOPMENTS**

**10 YEAR GUARANTEE**

**\*\* FREEHOLD \*\***

**SET ON THIS PRIVATE CUL-DE-SAC**

**DRIVE FOR OFF ROAD PARKING FOR TWO CARS**

**HELP TO BUY SCHEME AVAILABLE**

**Price guide £155,000 to £160,000**

**OPEN 7 DAYS A WEEK**



#### THE ACCOMMODATION COMPRISES

A composite front entrance door leads into the

#### KITCHEN

4.60m x 3.14m (15'1" x 10'4")

Having a range of gloss fronted wall, base and drawer units with a complementary roll edge work surface above incorporating a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring ceramic hob and stainless steel extractor hood above. Housing for a fridge/freezer. Further housing for a dishwasher and washing machine. In the corner of the room is housed the gas central heating boiler with seven year warranty. Spotlights to the ceiling. Central heating radiator. Area for breakfast table and chairs.

#### DOWNSTAIRS WC

Having a low level WC. Wash basin. Extractor fan. Front facing uPVC double glazed window.

#### OPEN PLAN LOUNGE/DINING ROOM

4.80m x 4.60m (15'9" x 15'1")

Having uPVC French doors leading out onto the patio and rear garden. Rear facing uPVC double glazed window. Television aerial point. Telephone point. Central heating radiator. Useful storage cupboard.

#### FIRST FLOOR LANDING

Having a side facing uPVC double glazed window. Access into the useful loft space.

#### MASTER BEDROOM

3.88m x 2.50m (12'9" x 8'2")

Having a rear facing uPVC double glazed window. Central heating radiator. Ceiling light point.

#### BEDROOM TWO

4.06m x 2.50m (13'4" x 8'2")

Having a front facing uPVC double glazed window. Central heating radiator. Ceiling light point.

#### BEDROOM THREE

2.00m x 1.90m (6'7" x 6'3")

Having Velux window. Central heating radiator. Ceiling light point.

#### BATHROOM

2.00m x 1.83m (6'7" x 6'0")

Having a white suite including panelled bath with chrome mixer tap and shower attachment over. Glass shower screen. Low level WC and washbasin with vanity cupboard beneath and chrome mixer tap over. Extractor fan. Tiling to walls and floor. Spotlights to the ceiling. Central heating radiator. Velux window.

#### OUTSIDE

A driveway providing off road parking for two cars. To the rear is a patio area and enclosed rear garden.

#### NOTE

The property is fitted with smoke alarms, TV aerial points, telephone points, wall light fittings. The boiler has a seven year warranty. Central heating throughout. uPVC double glazing throughout. Solid fire doors. Outside lighting to the front.

#### SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

#### FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.





## FLOOR PLANS

The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

## VIEWINGS

Strictly by appointment through our Stocksbridge office.

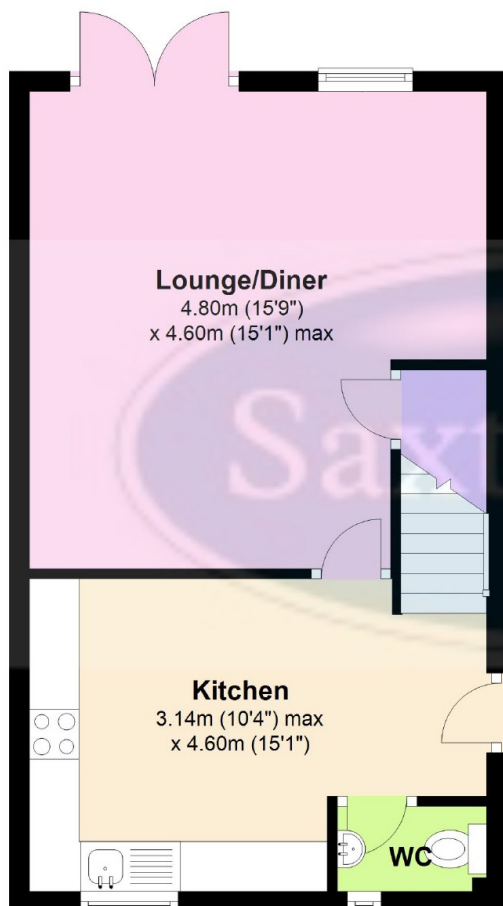
## VALUER

Greg Ashmore/Tara Wilson



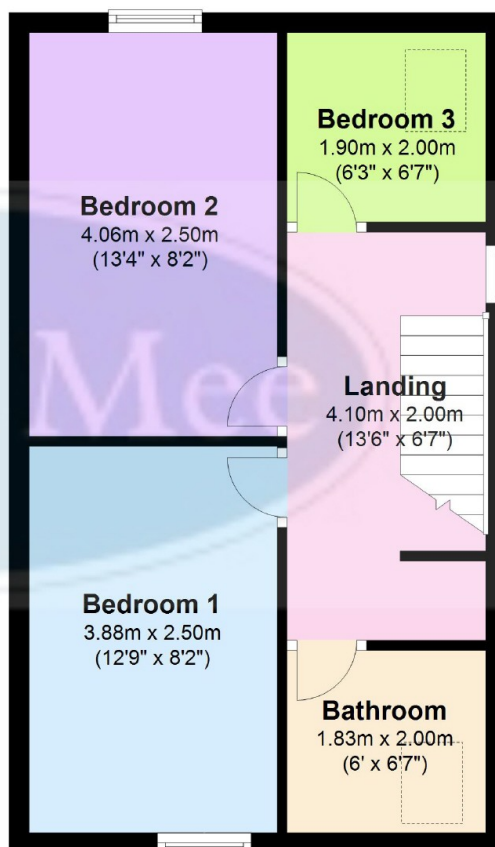
## Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.2 sq. feet)

## Plot 6

**Crookes** 245 Crookes, Sheffield S10 1TF  
**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA  
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