

Birley Hay Cottage, The Ford, Ridgeway, Sheffield S12 3YD



Offers In Region Of £355,000

A stunning Georgian home in a super setting with scope for extension, subject to permissions. The spacious accommodation already has four bedrooms and two bathrooms. The delightful level garden faces out in a southerly direction catching the sun nearly all day. Set back from the lane the home retains an air of tranquility.



Property Description

A stunning Georgian home in a super setting with scope for extension subject to planning.

Beautiful setting * Scope for extension subject to planning *
Four bedrooms * Two bathrooms * Lovely garden * Through
lounge * Large conservatory * Separate dining room *
Breakfasting kitchen * Garage and workshop * EPC rating F

Location

The property occupies a super setting, the level garden facing a south easterly direction catching the sun virtually all day long. Geer Lane is a small single carriageway serving only a few properties and so the home, set back from the lane, retains an air of peace and tranquillity belonging to a bygone era away from the hurly burly of everyday life. Geer Lane runs from the corner of Ford Lane and Ridgeway Moor in this much sought after and desirable hamlet which is only some five/six miles south east of Sheffield centre and has good motorway connections at Junctions 30, 31, 32 and 33. The Sheffield outer ring road runs within a couple of miles. Ridgeway has its own primary school and public transport is available.



Description

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Accommodation
ENTRANCE HALL with CLOAKROOM/W.C. off.

DINING ROOM to the front.

BREAKFASTING KITCHEN the kitchen and breakfast areas being separated by a run of units. There is an oven, hob, sink and drainer.

CONSERVATORY a large conservatory taking in the views over the level garden.

DRAWING ROOM a through room.

FIRST FLOOR

MASTER BEDROOM with EN SUITE BATHROOM.

THREE FURTHER BEDROOMS.

FAMILY BATHROOM.

Outside

Large workshop which could be taken into the property to provide further accommodation. There is a garage with an electric door. Lovely sweeping tarmac driveway and turning apron. Lawns and well stocked borders, abutting the River Moss.



GENERAL INFORMATION

PROPERTY MISDESCRIPTIONS ACT

This brochure has been prepared under the guidelines of the Property Misdescriptions Act (1991) and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

VIEWING

Strictly by appointment through ELR Banner Cross office (0114) 2683388.

OFFER PROCEDURE

All enquiries and negotiations to ELR Banner Cross Office on Sheffield (0114) 2683388. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

FREE VALUATIONS AND MARKETING ADVICE

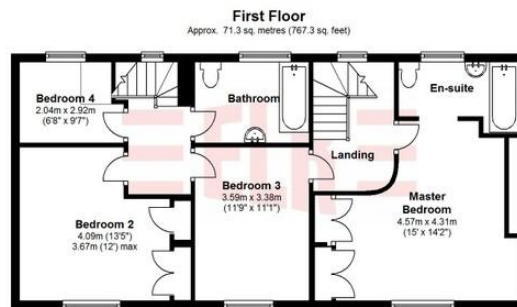
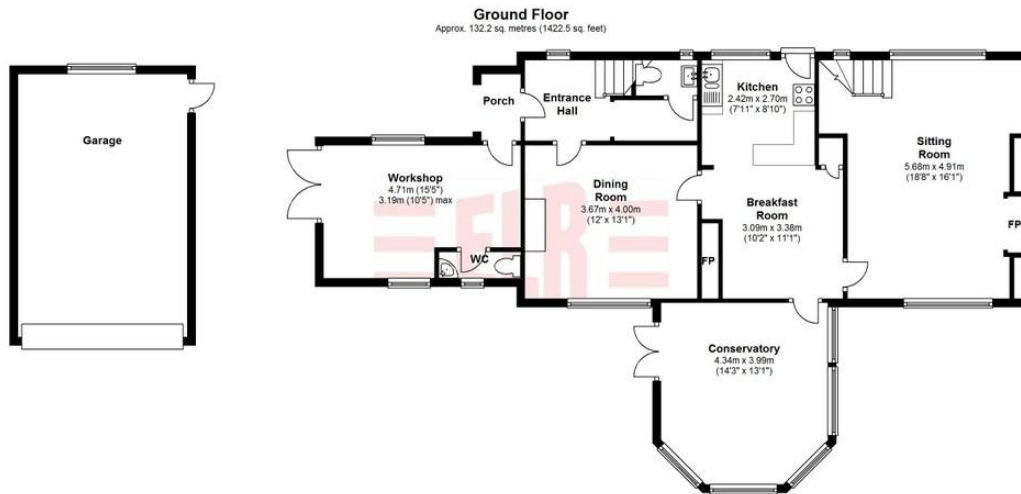
Thinking of selling? Ring ELR on Sheffield (0114) 268 3388 to arrange an appointment for one of our experienced valuers to advise on your sale.

RICS HOMEBUYER SURVEYS & OTHER VALUATIONS

Our RICS Qualified Chartered Surveyors have in-depth experience of reporting on all types of residential property throughout the region. Phone 01302 755805 for further information.

MORTGAGES AND FINANCIAL MANAGEMENT ELR

have on hand advisors at the Mortgage Advice Bureau to help you find the best mortgage deals for your needs from First time buyers; Remortgage; Buy to let; Moving home – deals which in some cases are not available direct. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. Contact any ELR branch for details.



Total area: approx. 203.4 sq. metres (2189.8 sq. feet)
Birley Hay Cottage



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