

Saxton Mee



**Hollin Busk Lane Deepcar Sheffield S36 1QP**  
**Price Guide £485,000**

**St Luke's**  
Sheffield's Hospice

# Hollin Busk Lane

Sheffield S36 1QP

**Price Guide £485,000**

PRICE GUIDE £485,000-£499,950 \*\*NO CHAIN\*\* A fabulous opportunity to acquire this double fronted Victorian Farmhouse situated in this quiet Hamlet. This deceptively spacious, four/five bedroom, two bathroom, two reception room property is situated off a private courtyard and offers off road parking and large gardens and benefits from uPVC double glazing and gas central heating throughout. The accommodation briefly comprises: entrance lobby and entrance hall. Downstairs WC with access into a workshop/useful storage room. Stunning arched door leading into the second reception room/bedroom five/large office (with potential to create an annexe/living accommodation). Large dining kitchen with a fantastic original Yorkshire Range, further six ring Range cooker, a modern range of wall, base and drawer units and ample space for dining table and chairs. Access to a utility with housing and plumbing for a washing machine, tumble dryer and space for a fridge freezer. Under stair storage cupboard. A trap door gives access to the cellar which is of similar size to the lounge. Inner lobby with a further uPVC entrance door. Well presented lounge with cast iron stove inset in the chimney breast with a stone hearth. Stunning, spacious and bright galley landing with storage cupboard. Four good size bedrooms, the master benefiting from an en suite shower room with underfloor heating and double shower cubicle. Four piece suite bathroom in addition again with underfloor heating.

- FABULOUS VICTORIAN FEATURES
- VIEWS OVER ADJOINING GREEN BELT LAND AND TOWARDS BOLSTERSTONE CHURCH
- AMPLE OFF ROAD PARKING
- QUIET HAMLET LOCATION





## OUTSIDE

Accessed via a private road opening to a courtyard. To the front is a delightful patio area with attractive planted borders enclosed by a low stone wall. Two driveways providing off road parking. A stone boundary wall encloses the fabulous lawn garden again with a patio and attractive planted borders. Summer house and garden shed.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



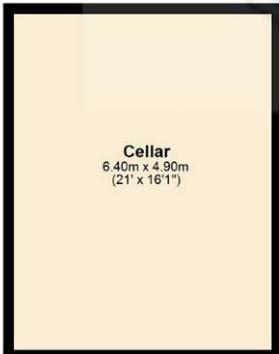
## Ground Floor

Approx. 101.1 sq. metres (1087.9 sq. feet)



## Cellar

Approx. 31.3 sq. metres (337.2 sq. feet)



## First Floor

Approx. 97.7 sq. metres (1051.3 sq. feet)



Total area: approx. 230.1 sq. metres (2476.4 sq. feet)

Floor 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. All measurements are approximate.

Plan produced using PlanUp.

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D12)	D
(E13-E16)	E
(F17-F20)	F
(G21-G24)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D12)	D
(E13-E16)	E
(F17-F20)	F
(G21-G24)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales