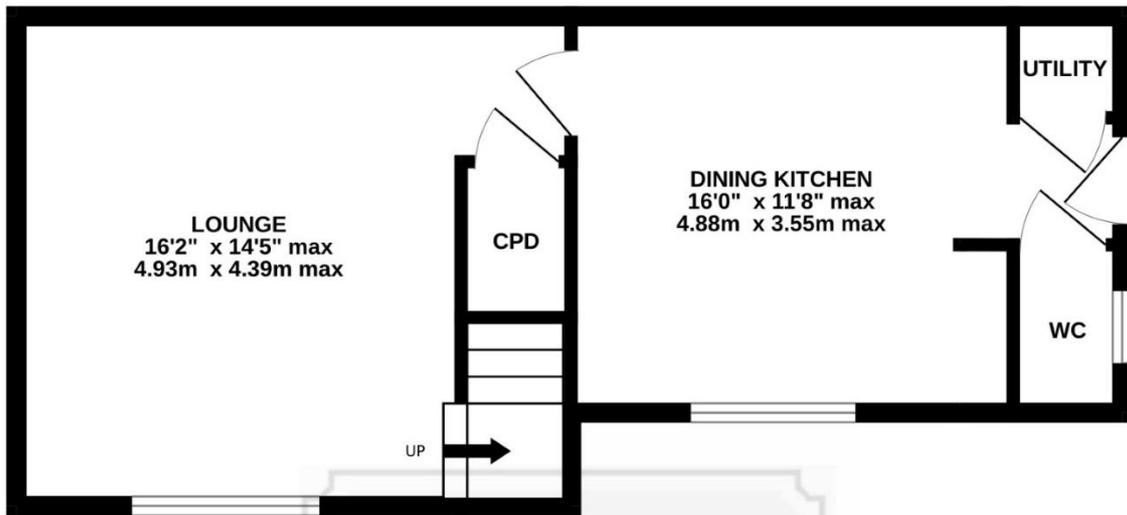




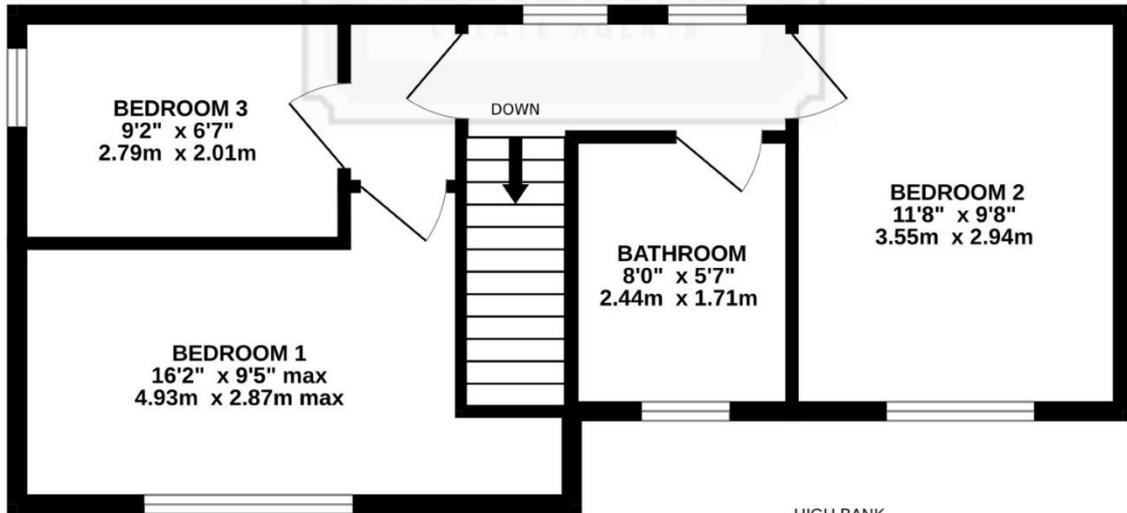
Simon Blyth
ESTATE AGENTS

HIGH BANK, THURLSTONE, SHEFFIELD

GROUND FLOOR



1ST FLOOR



HIGH BANK

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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PROPERTY DESCRIPTION

OCCUPYING A TUCKED AWAY AND ELEVATED POSITION ON HIGH BANK AND ENJOYING FAR-REACHING VIEWS TO THE FRONT, THIS EXTREMELY WELL-PRESENTED STONE BUILT THREE-BEDROOM DETACHED HOME OFFERS READY-TO-MOVE-IN ACCOMMODATION WITHIN THIS HIGHLY REGARDED VILLAGE. Ideally placed for well-regarded local schooling and convenient access to nearby transport links, the accommodation is arranged over two floors and briefly comprises: to the ground floor, entrance hall, downstairs W.C., living room and dining kitchen. To the first floor there are three bedrooms together with a modern family bathroom. Externally, the property benefits from off-street parking and a courtyard area which provides a pleasant space for outdoor seating. Homes within this sought-after village rarely come to the market and an early viewing is strongly recommended to avoid disappointment.

Offers Around £385,000

ENTRANCE HALLWAY

An attractive period-style door with inset glazing provides access through to the property's accommodation.

DINING KITCHEN

A particularly well-proportioned room enjoying excellent natural light courtesy of two good-sized windows, which also provide a pleasant outlook across the valley. There is a central ceiling light point. The kitchen is fitted with a range of wall and base units incorporating attractive work surfaces and decorative tiled splashbacks. There is an inset one-and-a-half bowl stainless steel sink unit with quality mixer tap over, along with an integrated stainless steel and glazed-fronted oven, hob and extractor hood above. Additional features include a glazed display cabinet, space for a fridge together with an integrated fridge. A useful utility cupboard provides plumbing for an automatic washing machine and houses the Vaillant combination gas-fired central heating boiler.



DOWNSTAIRS W.C

Featuring continuation of the ceramic tiled flooring, the room is fitted with a wall-mounted wash hand basin, low-level W.C., and an obscure glazed window.



LOUNGE

A particularly attractive main reception room enjoying excellent natural light courtesy of a bank of three uPVC mullioned windows to the front elevation, which also provide a pleasant outlook. There is a central ceiling light point and a central heating radiator. The principal focal point of the room is a delightful fireplace with raised hearth, incorporating an electric coal-effect stove. The room is well presented throughout and also benefits from a useful under-stairs storage cupboard.



FIRST FLOOR LANDING

Staircase rises to the first-floor landing. This has two windows to the rear providing natural light. There is a central heating radiator and two ceiling light points.



BEDROOM ONE

A generous double room with central ceiling light point, central heating radiator and once again twin uPVC windows giving a lovely view across the valley.



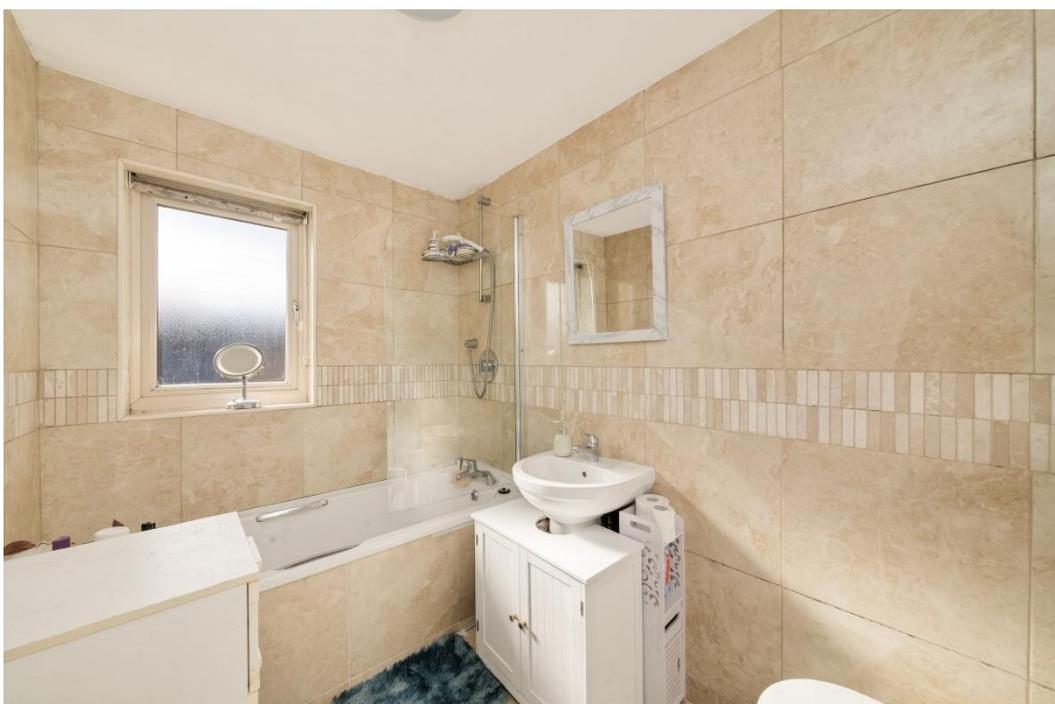
BEDROOM TWO

A good-sized room enjoying a bank of mullioned uPVC windows which provide plenty of natural light. Currently utilised as bedroom one, the room also benefits from a ceiling light point and central heating radiator.



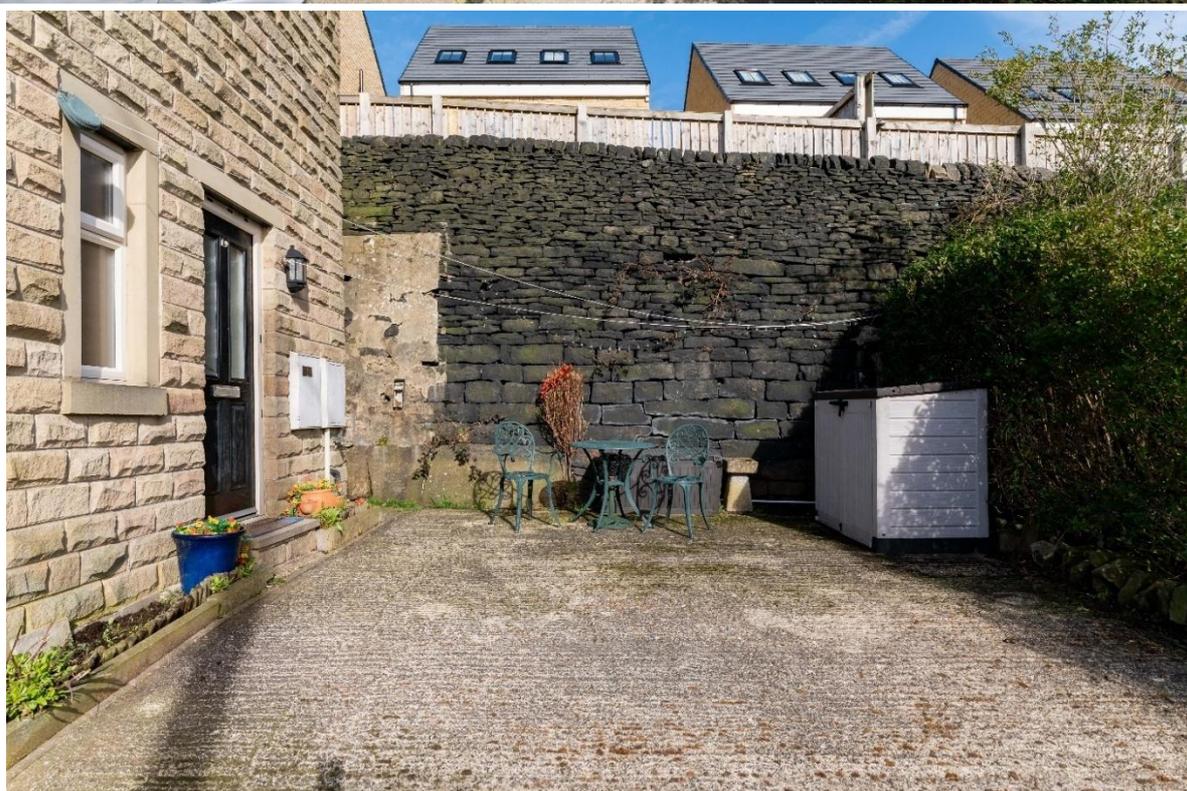
HOUSE BATHROOM

The house bathroom is fitted with a three-piece suite in white comprising a low-level W.C., pedestal wash hand basin and panelled bath with shower screen, mixer tap and chrome shower fittings over. The room benefits from an obscure glazed window, ceramic tiled flooring and tiling to full ceiling height. There is also a chrome heated towel rail, central heating radiator and extractor fan.



OUTSIDE

Externally, the property enjoys a stone-flagged courtyard area providing pleasant sitting-out space and ideal for garden pots and containers. A pathway continues around the property, offering a small amount of useful storage space to the side and rear. To the opposite side, there is a concrete driveway providing off-street parking for at least one vehicle and currently accommodating a small garden shed.



ADDITIONAL INFORMATION

EPC rating – C-76

Property tenure – Freehold

Council tax band – C

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 TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES



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