



14 Ranmoor Close,
Hasland, S41 0SQ

OFFERS IN THE REGION OF

£185,000

W
WILKINS VARDY

£185,000

TWO BED SEMI BUNGALOW ON CORNER PLOT - HEAD OF CUL-DE-SAC POSITION - MODERN SHOWER ROOM - NO CHAIN

Occupying a corner plot at the head of a cul-de-sac is this delightful semi detached bungalow which offers 719 sq.ft. of well proportioned accommodation. Upon entering the property you are welcomed into a cosy living room providing a warm and inviting space for relaxation and entertaining. The property also benefits from a dual aspect kitchen with conservatory off, two double bedrooms, one with built-in wardrobes, and a modern shower room. Outside, the property offers parking for one vehicle, and mature gardens to the front and rear, the rear garden backing onto allotments.

Located in a popular residential neighbourhood, the property is well placed for the local amenities in Hasland Village, and just a short distance from the Town Centre and for routes towards Dronfield, Sheffield and the M1 Motorway.

- Semi Detached Bungalow on Corner Plot
- Head of Cul-de-Sac Position
- Good Sized Bay Fronted Living Room
- Dual Aspect Kitchen/Diner
- uPVC Double Glazed Conservatory
- Modern Shower Room
- Two Double Bedroom, one having Fitted Wardrobes
- Mature Gardens to the Front & Rear
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler installed in September 2022 & serviced annually)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 66.8 sq.m./719 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Which is open plan to the ...

Living Room

13'9 x 11'4 (4.19m x 3.45m)

A good sized bay fronted reception room, having a feature stone fireplace with display niches and an inset living flame coal effect gas fire. The fireplace extending to either side to provide TV/ornament standing.

Inner Hall

Having a built-in storage cupboard.

Kitchen/Diner

12'8 x 11'3 (3.86m x 3.43m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker.

Vinyl flooring.

A uPVC double glazed door gives access into the ...

uPVC Double Glazed Conservatory

13'2 x 5'10 (4.01m x 1.78m)

Fitted with vinyl flooring and having a sliding patio door which overlooks and opens onto the rear garden.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)

A rear facing double bedroom.

Bedroom One

11'10 x 11'2 (3.61m x 3.40m)

A good sized front facing double bedroom, having a range of built-in wardrobes with sliding mirror doors.

Outside

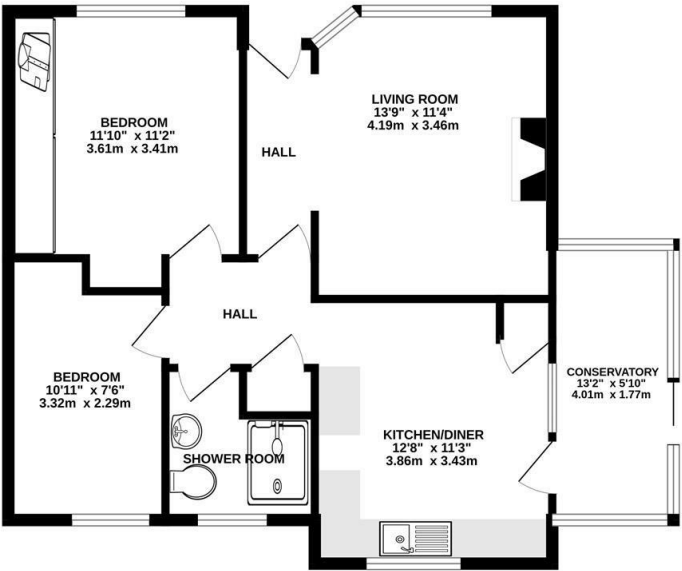
The property sits at the head of a cul-de-sac, having a lawned front garden with borders of mature shrubs.

A shared driveway leads to a paved car standing space, and there is also a brick built outhouse with lighting.

To the rear of the property there is a paved patio with steps down to a lawn and a second patio area. There are also three greenhouses.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Homplan 12/2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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RICS

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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