

53

OLD MILL LANE



BLenheim



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53 OLD MILL LANE IS A NICELY PRESENTED THREE BEDROOMED, ECO FRIENDLY SKY HOUSE LOCATED IN THE VILLAGE OF WHARNCLIFFE SIDE.

*With a well-appointed living kitchen and a rooftop terrace, it is ideal for a variety of purchasers and is close to local amenities.*





LIVING KITCHEN

## Set across four floors, the property is well-suited for flexible living.

On the ground floor is a well-equipped living kitchen that has a range of integrated appliances and a door opening to the patio at the front of the home. The next three floors have a double bedroom, a bathroom, an extensive master bedroom suite, a further bedroom and a rooftop terrace that is ideal for unwinding. Solar panels are installed on the roof, reducing electricity costs. Externally, there is a patio to the front and an allocated parking space with an Electric Vehicle charging point. Visitor parking is also available on the estate.

53 Old Mill Lane is situated between Wharnccliffe Side and Oughtibridge, where there are public houses and shops. A Michelin Star restaurant, JORO, can be found on the Estate itself. The property is superbly located for access to Wharnccliffe Woods and other outdoor spaces such as More Hall Reservoir and Broomhead Reservoir. Also, there is a bus stop on Langsett Road North, which provides public transport to the surrounding areas including Sheffield's City Centre, Stocksbridge and Hillsborough. Various shops, supermarkets and restaurants can be found at Fox Valley Retail Park in Stocksbridge, only a 10 minute drive away. A recent planning application has also been approved for an M&S Food Hall in Fox Valley. A short drive takes you to Wadsley Bridge and Hillsborough, where there is a further host of amenities. In addition, the Sheffield train station provides rail links to Leeds, York, Manchester and London.

**The property briefly comprises of on the ground floor:** Entrance hallway, storage cupboard, living kitchen, storage cupboard and WC.

**On the first floor:** Landing, bathroom, bedroom 2 and balcony.

**On the second floor:** Landing, heat pump room, master bedroom and master en-suite shower room.

**On the third floor:** Landing, bedroom 3 and roof terrace.

# GROUND & FIRST FLOOR

*A composite door with a double glazed panel and a matching double glazed panel above opens to the entrance hallway.*

## Entrance Hallway

With a pendant light point and an electric radiator. A timber door opens to the storage cupboard and living kitchen.

## Storage Cupboard

With recessed lighting.

## Living Kitchen

17'2 x 13'8 (5.22m x 4.16m)

A fantastic living kitchen with a front facing, south-facing UPVC double glazed window, pendant light point, recessed lighting, electric radiators, TV/aerial points and a data point. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. Appliances include a Candy four-ring induction hob, extractor hood, a Candy oven/grill, a full-height fridge/freezer and a Candy dishwasher. Timber doors open to the storage cupboard and WC. A UPVC door with a double glazed panel opens to the front of the property.

## Storage Cupboard

Having the provision for a washing machine.

## WC

With recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and tiled splashback.

From the entrance hallway, a staircase with a timber handrail rises to the first floor.

## First Floor

## Landing

Having recessed lighting and an electric radiator. Timber doors open to the bathroom and bedroom 2. A UPVC door with a double glazed panel opens to the balcony.

## Bathroom

With recessed lighting, extractor fan, partially tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

## Bedroom 2

11'5 x 10'2 (3.47m x 3.10m)

A double bedroom with front facing, south-facing UPVC double glazed windows, a pendant light point, an electric radiator, TV/aerial points and a data point.

## Balcony

6'7 x 5'3 (2.00m x 1.60m)

Having a timber decking and a steel balustrade overlooking the front of the property.

From the first floor landing, a staircase with a timber handrail rises to the second floor.



LIVING KITCHEN



WC



LIVING KITCHEN

# SECOND FLOOR, THIRD FLOOR & EXTERIOR

## Landing

With recessed lighting and an electric radiator. Timber doors open to the heat pump room and the master bedroom.

## Heat Pump Room

Having a flush light point and housing the energy recovery system.

## Master Bedroom

17'2 x 13'1 (5.22m x 4.00m)

A good-sized master bedroom with front facing, south-facing UPVC double glazed windows, a pendant light point, an electric radiator, TV/aerial points and data points. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

Having recessed lighting, an extractor fan, partially tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

From the second floor landing, a staircase with a timber handrail rises to the third floor.

## Third Floor

## Landing

With a pendant light point and a central heating radiator. A timber door opens to bedroom 3 and a UPVC sliding door with double glazed panels opens to the roof terrace.

## Bedroom 3

7'7 x 6'3 (2.30m x 1.90m)

Having a UPVC double glazed window, pendant light point, electric radiator, TV/aerial points and a data point.

## Roof Terrace

17'9 x 9'10 (5.40m x 3.00m)

With timber decking and exterior lighting.

## Exterior & Gardens

To the front of the property, there is a block paved patio with exterior lighting and a bin store. Access can be gained to the main entrance door.

There is an allocated parking space belonging to 53 Old Mill Lane with an electric vehicle charging point.



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM



BEDROOM 2



ROOF TERRACE

# GROUND & FIRST FLOORS

Total Approximate Floor Area  
985 SQ.FT. (91.5 SQ.M)

Ground Floor Approximate Floor Area:  
293 SQ.FT. (27.2 SQ.M)

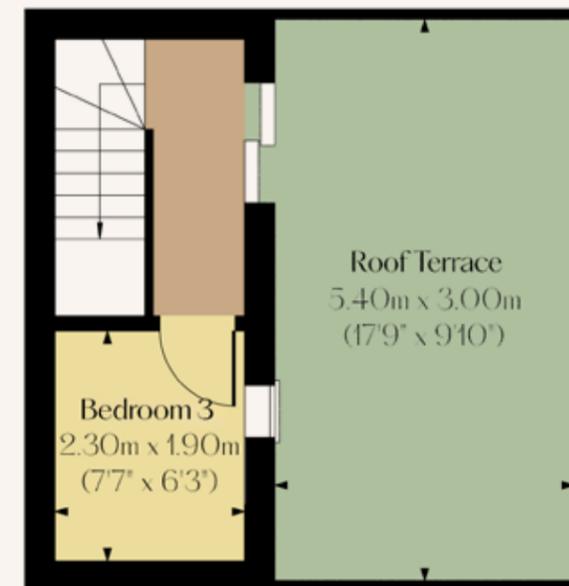
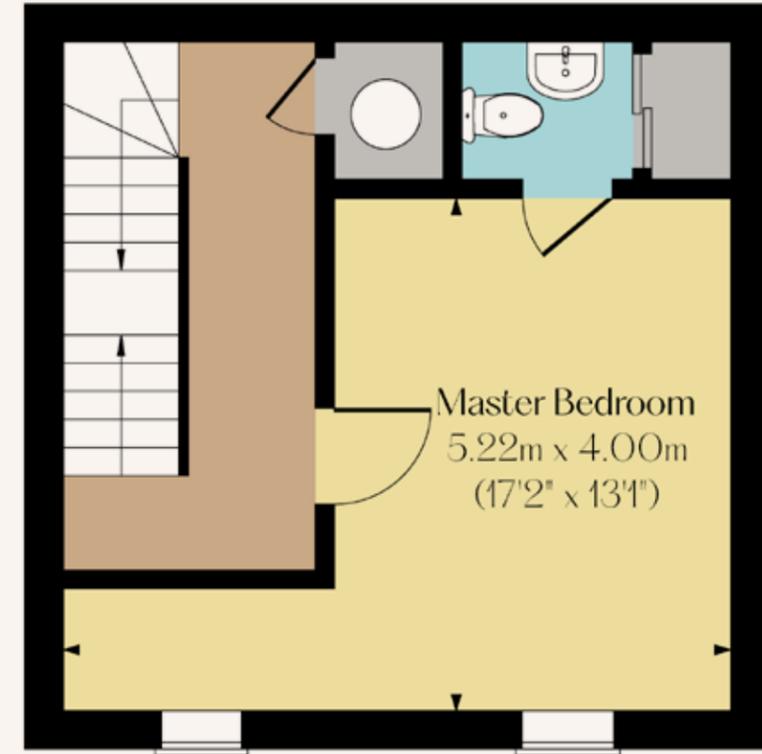
First Floor Approximate Floor Area:  
293 SQ.FT. (27.2 SQ.M)



# SECOND & THIRD FLOORS

Second Floor Approximate Floor Area:  
293 SQ.FT. (27.2 SQ.M)

Third Floor Approximate Floor Area:  
106 SQ.FT. (9.9 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>1</b>	SQFT <b>985</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>C</b>

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	80	81
55-68	D		
39-54	E		
21-38	F		
01-20	G		

## Services

Mains electricity and mains water. There are solar panels at the property and there is an energy recovery system.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

## Service Charge

The service charge is currently £27.50/month.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

# 53 OLD MILL LANE

Sheffield, South Yorkshire,  
S35 0LB

Offers in the Region  
of £299,950

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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