



Bramshill Close, Sothall Sheffield

welcome to

Bramshill Close, Sothall Sheffield

Extended semi-detached property, corner plot, cul-de-sac position close to Rother Valley. Ample room for off road parking and garage. Lounge, wc, office and dining kitchen. Three bedrooms, en-suite shower room and bathroom, enclosed garden. Viewings recommended!



Entrance Hall

With a front facing door with double glazed side panels, a central heating radiator, Amtico flooring and stairs which rise to the first floor. There is a storage and utility cupboard which houses the washing machine and tumble dryer.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There is a splashback tiling, Amtico flooring and a front facing obscure double glazed window.

Lounge

With a front facing double glazed window and a central heating radiator.

Office

A versatile second reception room which is currently used as a home office with two rear facing double glazed windows, a central heating radiator, spotlights to the ceiling, an understairs storage cupboard, Amtico flooring and a rear facing double glazed door leading out to the rear garden.

Dining Kitchen

A sleek modern kitchen which is fitted with a range of high gloss wall and base units with coordinating work surfaces housing the inset 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an induction hob with splashback and extractor above, an integrated eye level double oven with combination oven, microwave and warming drawer and an integrated dishwasher. There is complimentary splashback, Amtico flooring, a central heating radiator, spotlights to the ceiling, a rear facing double glazed window and side facing French doors with double glazed side panels which lead out to the rear garden.

First Floor Landing

With spotlights to the ceiling.

Bedroom One

With a rear facing double glazed window, a central heating radiator, spotlights to the ceiling, fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a front facing obscure double glazed window.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

Bedroom Three

With a front facing double glazed window, a central heating radiator and spotlights to the ceiling.

Bathroom

Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a panelled bath. There is tiling to the walls and floor, a built-in storage cupboard, a heated towel rail and a front facing obscure double glazed window.

Outside

To the front of the property there is a block paved driveway providing off road parking leading to the detached garage. To the rear of the property there is a good sized enclosed lawned garden with patio area, outside tap, power sockets and gate to the rear.

Detached Garage

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/CPK115405



welcome to

Bramshill Close, Sothall Sheffield

- Extended semi detached property
- Three bedrooms, master en-suite
- Driveway & detached garage
- Cul de sac position
- Close to Rother Valley Country Park

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115405



Property Ref:
CPK115405 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk