

27 Hill Top Rise,
Grenoside S35 8PD

OFFERS AROUND
£400,000



THIS LARGE FOUR BEDROOMED DETACHED PROPERTY HAS SPACIOUS LIVING ACCOMMODATION, WITH THE OPPORTUNITY TO PUT YOUR OWN STAMP ON IT. IT ALSO HAS A GENEROUS GARDEN AND GARAGE WITH ATTACHED GREENHOUSE.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 13'7" apx x 12'7" max

You enter the property through a glazed door into the welcoming entrance hall. There are floor to ceiling obscure glazed panes to either side of the door that allows in an abundance of natural light. The hall allows plenty of space for freestanding furniture and to remove outdoor coats and shoes. In addition there is an under-stairs cupboard for storage. Doors lead through to the second reception room, lounge breakfast kitchen and dining room.



SECOND RECEPTION ROOM 12'2" max x 11'11" max

Enjoying lots of characterful features including a large front facing bay window, coving and ceiling rose, this additional reception room could be used for a range of purposes such as a play room, second sitting room or home office. There are fitted shelves and a cupboard for storage. A door leads to the hallway.



LOUNGE 13'10" apx x 11'10" apx

Filled with natural light courtesy of the side facing windows and sliding patio doors that lead onto the beautiful garden this room sits to the rear of the property. The room has elegant coving and a ceiling rose which compliment this warm and charming room. In addition there is a large fire place with gas fitted fire with slate hearth and surround and a timber mantle piece. The door leads to the hallway.



BREAKFAST KITCHEN 18'9" apx x 11'5" max

Positioned to the rear of the property, the kitchen is generously sized with room for a dining table. There is built in seating around the dining area and a large store cupboard with alcove shelving offering additional space to help keep the kitchen clutter free. The kitchen is fitted with wooden wall and base units, cream laminate work surfaces, a one and a half bowl stainless steel sink with drainer and cream tiled splashback. There is an integrated fridge-freezer, dishwasher, alongside space for a freestanding cooker and hob with an extractor fan fitted above. There is also space for a washing machine. Two rear facing windows look onto the stunning garden and allow an abundance of natural light in. The doors lead to the hallway, dining room and store cupboard as well as an external door leading to the garden.



DINING ROOM 13'0" max x 9'11" max

Located to the front of the property, this room is adjacent to the kitchen making it ideal for family dining and hosting dinner parties. This room has characterful features with ceiling rose and coving and offers ample space for a dining table and chairs. There are two dual aspect windows and the doors lead to the breakfast kitchen and the hallway.



LANDING 12'8" max x 7'9" max

Stairs ascend from the hallway to the first-floor landing. There is an impressive wooden banister leading up the stairs and a spacious feel to the landing with access to the loft though the ceiling hatch. Doors lead through to the four bedrooms, bathroom, shower room and WC.



BEDROOM ONE 14'5" max x 11'11" max

This is the largest of the bedrooms and offers a generous amount of space for a range of freestanding bedroom furniture. Situated to the rear of the property, it has superb views over the garden and fields from the window and two further side allow additional light to flood the room. The charming features continue upstairs with a ceiling rose and coving. The door leads to the landing.



BEDROOM TWO 12'5" max x 9'10" max

Positioned to the front of the property, this king size bedroom can easily accommodate a range of freestanding furniture and currently has a fitted basin with tiled splashback and marble effect laminate surface. Boasting original features with coving and a ceiling rose there is also a window which looks out over the front of the property and a door leads onto the landing.



BEDROOM THREE 11'11" max x 10'7" max

A further well proportioned double bedroom which provides ample space for a selection of bedroom furniture the room also boasts a fitted basin in a pine wood unit with a tiled splash back. There is the continuation of a ceiling rose and coving, a window looks to the front of the property and allows a generous amount of natural light alongside a door which leads through to the landing.



BEDROOM FOUR 9'11" max x 9'6" max

Another fantastic double bedroom that already accommodates a large floor to ceiling fitted wardrobe. The rear facing window has far reaching views over the fields and rear garden. The room has a ceiling rose, coving and a door which leads through to the landing.



BATHROOM 7'8" max x 5'4" max

Fitted with a two piece suite including bath with shower attachment and pedestal basin, the bathroom has floor to ceiling wall tiles and a frosted window. There is a substantial storage cupboard that also houses the water tank and there is a mirrored wall cabinet mounted above the basin. A door leads to the landing.

SHOWER ROOM 6'5" max x 2'11" max

Housing a separate shower cubicle which adds extra convenience for when people are getting ready at the same time the room has floor to ceiling wall tiles and a wall mounted heated towel rail. The window is frosted for privacy and the door leads through to the landing.

UPSTAIRS W.C 5'4" apx x 4'6" max

This is a convenient separate toilet which comprises of a hand wash basin with vanity unit underneath and low level W.C. There is a tiled splash back in white around the basin and a mirrored cabinet mounted on the wall offering additional storage. The window is frosted for extra privacy and the flooring is a slate effect laminate. The door leads through to the landing.

REAR/GARDEN

A real treasure of a garden, this large area comprises of lawned areas, rose gardens, and pergola. The top part of the garden offers opportunities for growing your own fruit and vegetables as well as having a range of trees and shrubbery. There is a gate that leads straight into the fields, and a substantial patio area for dining furniture. This is a wonderful space for entertaining and making happy memories.





PARKING/GARAGE

Traditional gates open onto the driveway that has space for one vehicle and then leads onto the single garage. The garage has fitted lighting, power and is accessed through an up and over door. A wonderful extension has been added to the rear of the garage which is used as a green house and has large window panes and a glass roof letting in an abundance of natural light, ideal for growing your own produce and plants. From the driveway, you can access the front entrance and can also access the rear of the property through a gate.



EXTERNAL FRONT

This welcoming area leading up to the property has a lawned section as well as elegant shrubbery and planting. It is enclosed by fencing and a gate, making the space feel private and secure. The front of the property is brick built and has a timber and part glazed door that lets in natural light which easily brightens up the hallway which is where you enter into the property.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

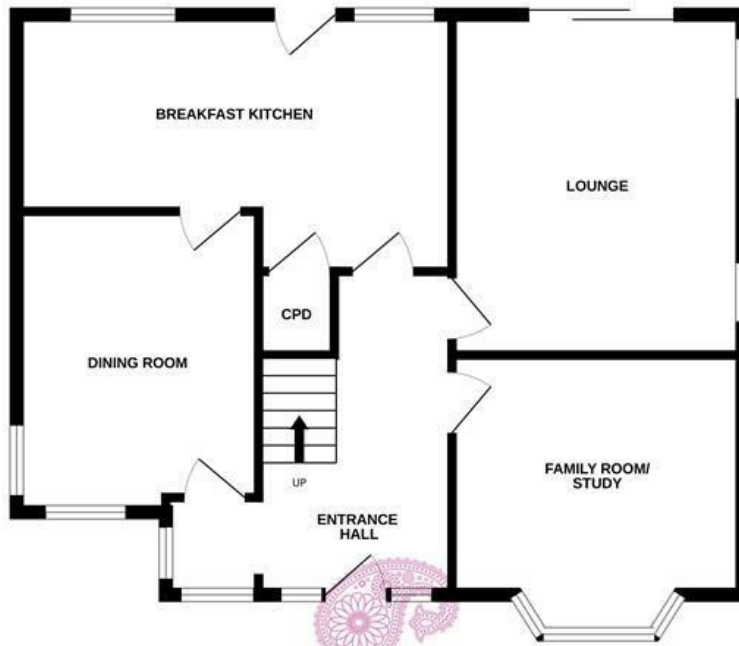
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

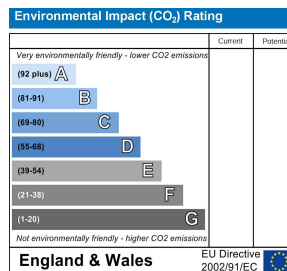
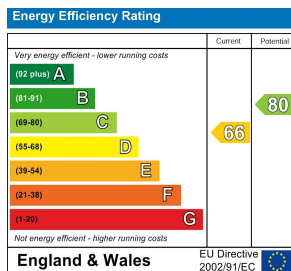
GROUND FLOOR



1ST FLOOR



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