

27 School Lane, Greenhill, Sheffield, S8 7RL  
£235,000



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Council Tax Band: A

A stunning and characterful two/three bedroom stone fronted end terraced cottage which is located in the heart of the picturesque Greenhill village! Perfect for first time buyers, downsizers or landlords, the property has been well maintained throughout and is packed with modern styled features. Located close to shops, amenities and cafes in Greenhill and Meadowhead, the property also benefits from regular bus routes nearby giving easy access to the Universities, Hospitals, City Centre and the Peak District. Highlights include off road parking, a pleasant courtyard garden to the rear, modern kitchen fittings, a Jack and Jill bathroom and versatile occasional bedroom three/study to the attic. In brief, the property comprises; Lounge with log burner, kitchen with integrated appliances, dining room and a downstairs wc! To the first floor there is a landing area, and two double bedrooms which both have access to the modern style Jack and Jill bathroom. A staircase rises to the occasional attic bedroom/study room. Outside, there is a driveway to the side of the house and a gate accesses the rear courtyard garden which is ideal for entertaining and al-fresco dining! Available to the market with NO CHAIN INVOLVED, a viewings is highly recommended to appreciate the accommodation on offer! Freehold tenure, Council tax band A.

### Lounge

Access to the property is gained through a front facing wooden entrance door which leads directly into the lounge, which is a spacious and inviting room having an original front facing double glazed window, feature fireplace with log burner and stone hearth, a radiator and a built in storage cupboard. The room opens to the kitchen.

### Kitchen

A modern and stylish kitchen which has fitted wall and base units providing ample storage and a quartz work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven, fridge freezer and a washing machine. There is a radiator, a rear facing double glazed window, staircase rising to the first floor accommodation and a side facing wooden stable door leading to the outside. The room opens to the dining room.

### Dining Room

A versatile room which could also be used as an office if required, having space for a dining table and chairs, laminate flooring, a radiator and a rear facing double glazed window.

### Downstairs WC

A useful addition to the property, having a low flush wc and vanity wash basin.

### First Floor Landing

A staircase ascends from the kitchen and lead to the first floor landing area, which has doors leading to the two bedrooms on this level and a further staircase rises to the second floor accommodation.

### Master Bedroom

A bright and airy master bedroom which has a front facing double glazed window, a radiator and engineered wood flooring. A door leads to the Jack and Jill Bathroom.

### Bedroom Two

The second bedroom is another double sized room which has a rear facing double glazed window, a radiator and engineered wood flooring. A door leads to the Jack and Jill Bathroom.

### Jack and Jill Bathroom

A unique and stylish bathroom, which has a modern styled suite comprising of a panelled bath with shower above and a pedestal wash basin. With a radiator, laminate flooring, extractor fan and partial tiling to the walls.

### Occasional Attic Bedroom/Study

A staircase ascends from the first floor landing area and leads to the occasional attic bedroom/study room, which has a rear facing velux window bringing much light into the room, a radiator and offers lots of storage space if required.

### Outside

To the side of the property there is a driveway and a secure gate gives access to the courtyard garden to the rear, which is perfect for outside dining/entertaining. Having fencing and a stone wall surrounding for added privacy. The neighbouring properties have a right of way through this garden.

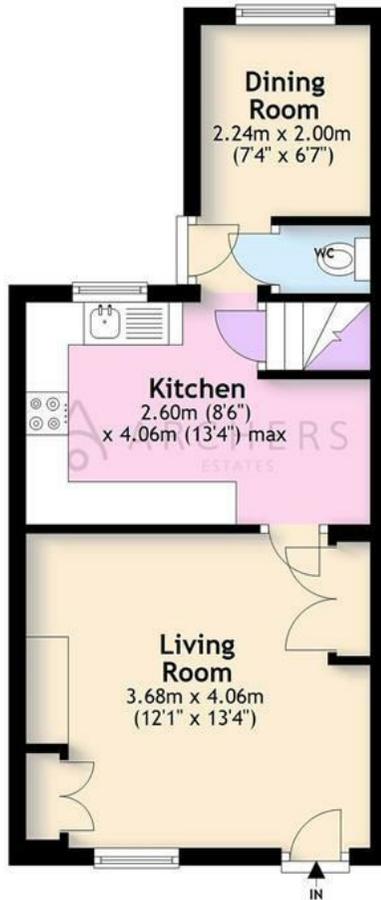
### Additional Note

The owner of the property is an employee of Archers Estates.



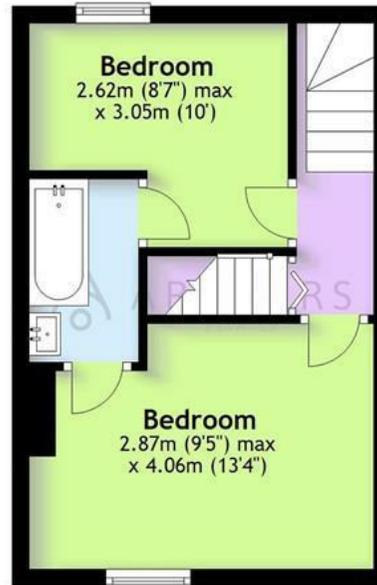
### Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



### First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



### Second Floor

Approx. 13.9 sq. metres (150.1 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	