



## Old Mill Lane, Wharncliffe Side, S35

Asking Price £299,950

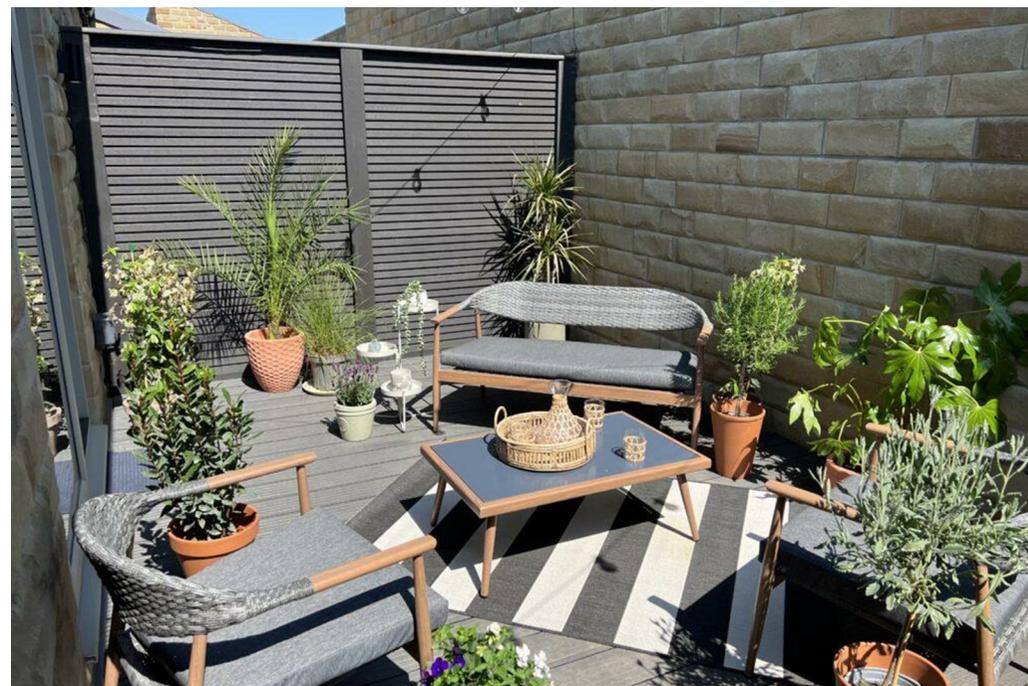
- NO CHAIN - FREEHOLD
- HIGH QUALITY FINISH THROUGHOUT
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- VERSATILE ROOM LAYOUT
- COUNCIL TAX BAND C - £1,921.16
- THREE BEDROOM THREE STOREY PROPERTY
- ROOF TOP GARDEN AND BALCONY

# Old Mill Lane, Wharncliffe Side, S35

NO CHAIN – United Homes are pleased to present a rare opportunity to purchase on the new-build Oughtibridge Mill Estate. This stylish property offers a high standard of finish throughout, with versatile rooms arranged over three floors and benefiting from modern fixtures and fittings. With full-height windows, each level is flooded with natural light. The accommodation comprises an entrance hall, open-plan living area with patio doors leading to the front patio, and a downstairs WC. Stairs lead to the first-floor landing, which provides access to a family bathroom and a second reception room or bedroom two. Further stairs lead to the primary bedroom with an en-suite, while the third floor offers a single bedroom or potential home office. The property also features a first-floor balcony and a private rooftop garden, offering an exceptional mix of indoor and outdoor living. Off-road parking is provided with a private designated space, alongside ample visitor parking. Local amenities include JÖRO at Oughtibridge Mill, a destination restaurant and bar with a terrace overlooking the estate. Residents also benefit from a 10-year new homes warranty and access to the onsite community garden, which enjoys views across the River Don.



Council Tax Band: C



## **ENTRANCE HALL**

A welcoming entrance is accessed via a part-glazed uPVC front door, with wood-effect vinyl flooring, painted walls, and a ceiling light. Solid internal doors open to the open-plan living space and a built-in storage cupboard housing the solar panel controls and sprinkler system. Stairs lead to the first-floor landing.

## **OPEN PLAN LIVING SPACE**

This versatile living space boasts a modern fitted Nobilia kitchen, featuring wood-effect wall cabinets with soft-close mechanisms, complemented by white and raw-finish base units. The marble-effect worktop extends to a matching splashback, creating a stylish and practical preparation area. Integrated appliances include a stainless-steel sink with drainer, single oven, four-ring induction hob with extractor, dishwasher, fridge, and freezer. A convenient under-stairs cupboard houses the washing machine, while a solid door leads to the downstairs WC. The space is finished with wood-effect vinyl flooring, painted walls, two central heating radiators, recessed spotlights, and a ceiling light. Large uPVC double-glazed windows and a patio door open onto the front patio, allowing abundant natural light to fill the room and providing an ideal setting for outdoor dining and entertaining.

## **DOWNSTAIRS WC**

Includes marble-effect tiled flooring, pedestal WC, hand wash basin with matching splashback, painted walls, heated towel rail, and spotlights.

## **STAIRS & FIRST FLOOR LANDING**

Carpeted stairs and landing with painted walls, wooden handrail and bannister, and spotlights. Solid doors lead to the family bathroom and bedroom two/lounge. The spacious landing is ideal for a home office, with a glazed uPVC door opening onto the balcony.

## **FAMILY BATHROOM**

A spacious three-piece suite featuring a pedestal WC, wash basin with mixer tap, and panelled bath with wall-mounted shower and glass screen. Finished with grey tiled flooring and partially tiled walls, complemented by painted surfaces, a heated towel rail, recessed spotlights, and an extractor fan. Stylish, practical, and filled with natural light.

## **BEDROOM TWO**

A versatile room, currently used as a lounge, easily adaptable as a bedroom. It features two front-facing uPVC double-glazed windows, carpeted flooring, painted walls, a central heating radiator, and a ceiling light, offering a bright and flexible space to suit a variety of needs.

## **BALCONY**

Featuring metal railings and composite decking, this space is perfect for morning coffees or working from home.

## **STAIRS & SECOND FLOOR LANDING**

Carpeted flooring and painted walls throughout, with a painted wooden handrail, bannister, and spotlights. Solid doors provide access to the heat recovery system and primary bedroom.

## **PRIMARY BEDROOM ONE**

A spacious double room with a handy recess ideal for a walk-in wardrobe. Features two front-facing uPVC double-glazed windows, carpeted flooring, painted walls, a central-heating radiator, and a solid door to the en-suite bathroom.

## **EN-SUITE SHOWER ROOM**

Serving the primary bedroom, this modern en-suite features a pedestal WC, wash basin with mixer tap, and wall-mounted shower with glass screen. Finished with marble-effect tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and an extractor fan.

## **STAIRS RISING TO THIRD FLOOR LANDING**

Carpeted flooring and painted walls throughout, with a painted wooden handrail, bannister, and recessed spotlights. Natural light floods in from the uPVC double-glazed window and patio door. A solid door leads to the third single bedroom.

## **BEDROOM THREE**

A versatile room with a side-facing uPVC double-glazed window overlooking the rooftop garden. Features carpeted flooring, painted walls, a central-heating radiator, and a ceiling light, ideal as a single bedroom or home office.

## ROOF TOP GARDEN

A private, low-maintenance space with brick surrounds, composite dividers, and decking, perfect for relaxing and enjoying tranquility.

## OUTSIDE

The property features a private designated parking space with electric vehicle charging, complemented by ample visitor parking. A paved patio, bordered by mature shrubs, leads to the entrance, which is sheltered by the first-floor balcony, and continues to the open-plan living space's patio doors—perfect for potted plants or outdoor dining.

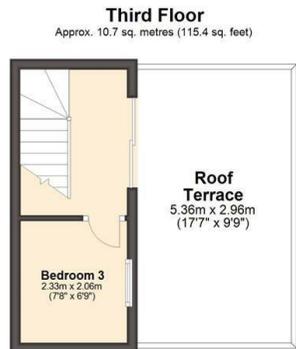
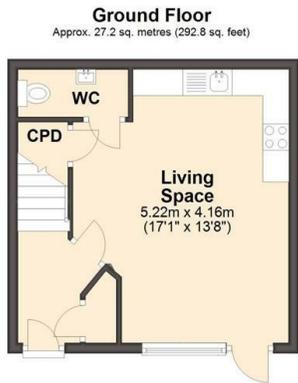
Residents also benefit from a 10-year new homes warranty and access to the onsite community garden, offering pleasant views across the River Don.

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</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	