



## Foxholes Farmhouse Bradfield, Sheffield, S6 6HY

£1,300 Per Month

- BEAUTIFULLY PRESENTED FARM HOUSE
- CHARACTERFUL PROPERTY
- BREATHTAKING VIEWS
- MANDATORY £272PCM FOR UTILITIES & COUNCIL TAX
- GREAT RURAL VILLAGE LOCATION
- OFF ROAD PARKING FOR TWO VEHICLES
- RENT - £1300PCM
- THREE SPACIOUS DOUBLE BEDROOMS
- LARGE REAR GARDEN
- BOND - £1500

# Foxholes Farmhouse , Sheffield S6 6HY

**\*\*THREE BED FARMHOUSE\*\*** This lovingly restored farmhouse situated in the outskirts of the Peak District provides breath-taking views of the quiet village of Bradfield. With charming historic features and a modern interior the property compromises of: newly renovated open-plan kitchen and dining area, hallway, two receptions rooms; downstairs shower room, cellar, generous galleried stairs and landing, three spacious double bedrooms, modern family bathroom. Additionally, off road parking and a spacious garden adds to the allure, making it an ideal choice for families.

A mandatory £242pcm covers all bills (council tax, electricity, gas, water & septic tank) Except broadband



Council Tax Band: Exempt



## **KITCHEN/DINER**

17'1" x 13'5"

This newly fitted kitchen comprises of; Wall, base and drawer units; Space and plumbing for fridge/freezer and dishwasher; Integrated electric oven and four ring hob with extractor fan; Sleek white splashback and worktop with stainless steel sink and drainer with mixer tap; Free standing washing machine; Rear facing wooden double glazed window; Exposed wooden beams; Ceiling light points; Central heating radiators; Wood effect vinyl flooring, Space for dining table and chairs; Part glazed door to patio; Solid door to potential dining room or study; Open hallway leading to stairs to first floors, lounge and rear door; Solid door to access shower room and cellar;

## **DINING ROOM/ STUDY**

16'7" x 8'9"

This reception room has plenty of potential to be utilised for your needs, whether this be an office, fourth bedroom or separate dining room to the kitchen. Having; Dual aspect rear and side double glazed windows; Ceiling light points; Central heating radiator; Wood effect vinyl flooring;

## **HALLWAY**

Providing access to the communal garden, The hallway comprises of; Part glazed wooden exterior door; Solid door to lounge; Front facing window; Painted walls; Ceiling light point; Central heating radiator; Stairs rising to first floor;

## **LOUNGE**

10'1" x 11'0" at widest point

Spacious lounge; Having; Vinyl wood effect flooring; Ceiling light point; Painted walls; Central heating radiator; Front facing double glazed wooden windows over looking Bradfield;

## **DOWNSTAIRS SHOWER ROOM**

Having; Pedestal WC and wash basin; Corner shower cubicle with side screen doors and wall mounted shower; Painted walls; Ceiling light point; Central heating radiator; Marble effect vinyl flooring;

## **CELLAR**

Providing great storage

## **STAIRS & LANDING**

Having; Carpet flooring leading to first floor; Generous galleried landing; Painted wooden handrail and banister; Exposed wooden beams; Ceiling light points; Painted walls; Central heating radiator; Wooden window; Solid wooden doors to all bedrooms and family bathroom;

## **BEDROOM ONE**

11'10" x 11'0"

Spacious double bedroom; With; Small step rising up to the room; Carpet flooring; Painted walls; Central heating radiator; Ceiling light point; Wooden window with views over Bradfield;

## **BEDROOM TWO**

12'2" x 8'10"

Another spacious double bedroom; Consisting of; Carpet flooring; Painted walls; Central heating radiator; Ceiling light point; Wooden window to the rear elevation;

## **BEDROOM THREE**

7'6" x 16'9"

Third double bedroom; Having; Small step down; Carpet flooring; Painted walls; Central heating radiator; Ceiling light point; Exposed wooden beam; Wooden windows to the front and side elevation; Built in storage;

## **FAMILY BATHROOM**

8'3" x 5'7"

Family bathroom comprising of; Pedestal WC, wash basin and fitted bath;  
Exposed beams; Ceiling light point; Extractor fan; Vinyl marble effect flooring;  
Central heating radiator;

## **OUTSIDE**

Situated in the beautiful countryside with breath-taking views; This property is entered via the gravelled drive way with hand built stone walls surrounding; Having historic features such as battlements and surrounded by characterful buildings;

Providing; South facing large communal garden; Patio area to the rear and off road parking;





## Directions

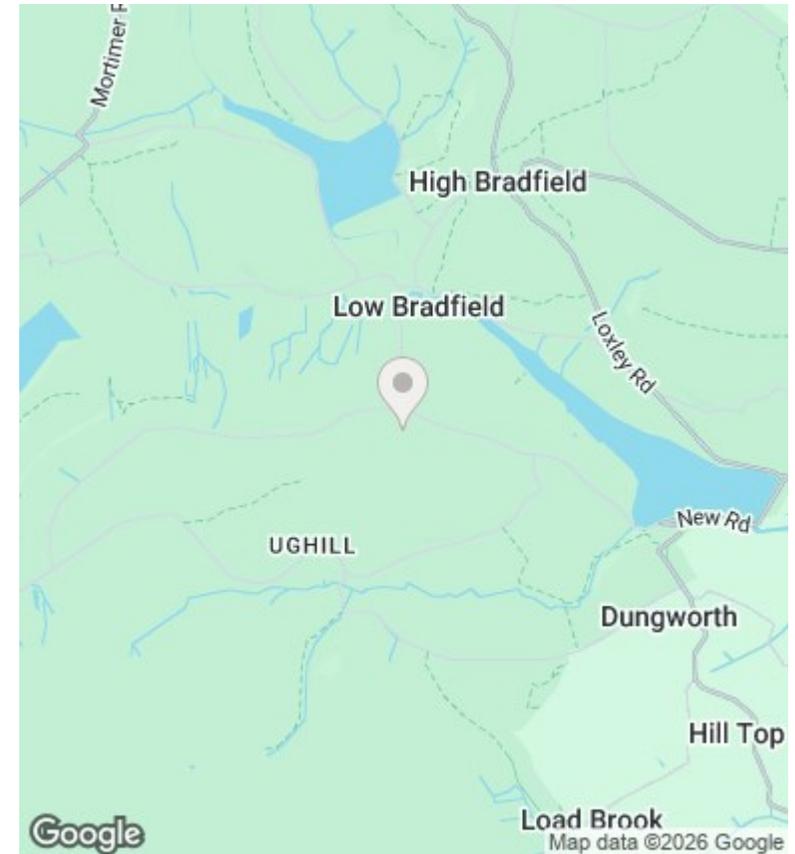
Please call 01142299060

## Viewings

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

## Council Tax Band

Exempt



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