



## Main Road, Wharncliffe Side, S35

Asking Price £150,000

- NO CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO WOODLAND WALKS
- FREEHOLD
- BEAUTIFUL GARDEN WITH WOODLAND VIEWS
- TRANSPORT LINKS NEARBY
- TWO BEDROOM COTTAGE STYLE HOME
- LOUNGE WITH OPEN FIREPLACE
- COUNCIL TAX BAND A £1,699.57

## Main Road, Wharncliffe Side, S35

**\*\* NO CHAIN - FREEHOLD \*\*** Located in the village of Wharncliffe Side, this charming two-bedroom cottage-style property is full of character and offers a delightful blend of cosy living and well-proportioned accommodation, with woodland walks and transport links close at hand. The accommodation briefly comprises a welcoming lounge with an open fireplace and exposed features, creating a warm and inviting feel. The kitchen is well-appointed with a range of units and access through to the inner hallway. A downstairs bathroom completes the ground floor. To the first floor are two bedrooms, including a generous principal bedroom with built-in storage and a second cosy bedroom. Externally, the property enjoys a beautiful rear garden featuring mature planting, lawned areas, and multiple seating spaces, all enjoying attractive woodland views and a good degree of privacy. A lovely home in a sought-after village location, ideal for those seeking character, charm, and access to nature.



Council Tax Band: A



## **ENTRANCE**

Enter through a part-glazed entrance door into a welcoming lounge.

## **LOUNGE**

A charming and cosy lounge featuring a characterful open fireplace with brick surround, a window to the front elevation allowing for natural light, and exposed ceiling beams adding to the cottage feel. The room also benefits from carpeted flooring, a ceiling light point, a central heating radiator, and a part-glazed door leading into the kitchen.

## **KITCHEN**

The kitchen offers a range of light wood-effect wall, base and drawer units complemented by roll-top work surfaces, along with an integrated oven, gas hob and extractor hood above. There is a single sink and drainer with mixer tap set beneath a window to the rear elevation, partially tiled walls, and space and plumbing for a washing machine and an upright fridge freezer. Additional features include a ceiling light point, vinyl flooring, stairs rising to the first floor, and a step up leading to open access into the hallway.

## **HALLWAY**

Featuring carpeted flooring, a ceiling light point and a central heating radiator, along with a solid door to a storage cupboard housing the boiler. An obscure fully glazed door leads out to the rear garden, with a matching floor-to-ceiling obscure glazed window to the side, allowing plenty of natural light to flow through the space and into the kitchen. Bi-fold doors open into the downstairs bathroom.

## **DOWNSTAIRS BATHROOM**

Fitted with a WC, wash basin and bath with wall-mounted shower attachment, complemented by fully tiled walls and flooring. There is a high-level obscure glazed window to the rear elevation, a vertical heated towel rail, and a ceiling light point.

## **STAIRS RISING TO THE FIRST FLOOR**

## **BEDROOM ONE**

A good-sized principal bedroom full of character, featuring built-in wooden wardrobe storage and an additional storage cupboard with a solid door. There is a window to the front elevation, along with carpeted flooring, a ceiling light point, and a central heating radiator.

## **BEDROOM TWO**

A cosy second bedroom with a window to the rear elevation, carpeted flooring, a ceiling light point, and a central heating radiator.

## **FIRST FLOOR LANDING AND STAIRS**

Carpeted landing with a ceiling light point, solid doors providing access to the two bedrooms, and a loft hatch giving access to the roof space.

## **REAR GARDEN**

A beautiful cottage-style garden, accessed via solid flooring leading out from the hallway, with an iron side gate providing side access to the front of the property through the neighbouring property. Steps rise to a second tier with a paved seating area and mature planting. The next section of garden is predominantly laid to lawn with well-established, mature planted borders, creating a lovely natural feel. To the rear, there is an additional paved seating area, ideal for relaxing and enjoying the woodland outlook beyond. Further benefits include a storage shed, fenced boundaries, and a private setting, as the garden backs onto woodland, offering a good degree of privacy.

## **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.





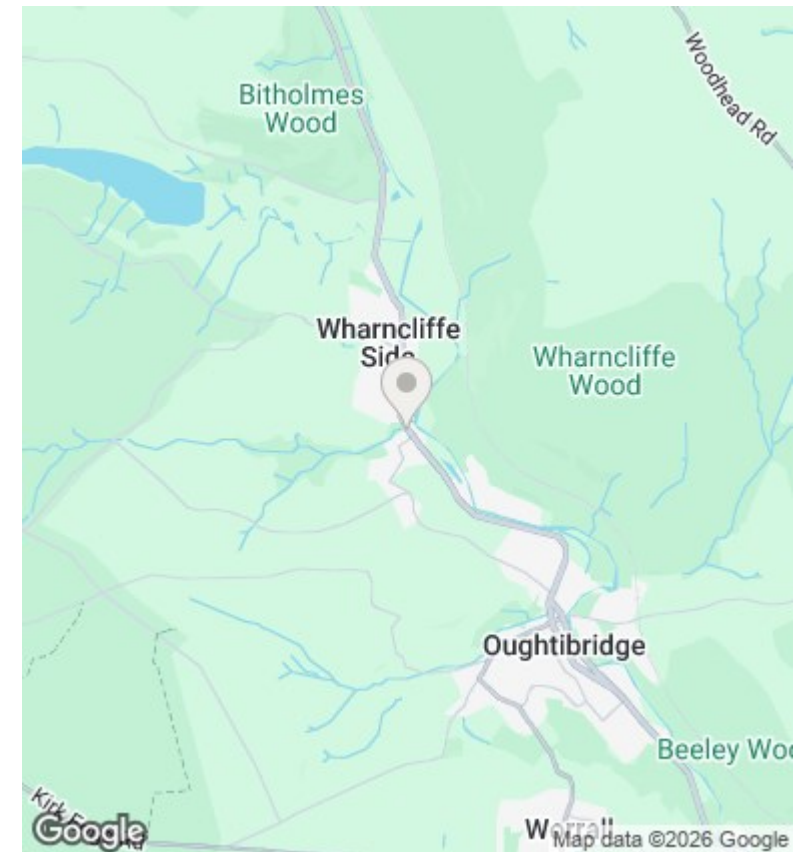
## Directions

## Viewings

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

## Council Tax Band

A



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	