

## 13 Old Mill Lane, Wharncliffe Side, Sheffield, S35 0LB

£1,300

- RARE OPPORTUNITY
- THREE BEDROOM NEW BUILD
- VERSATILE ROOMS
- OFF ROAD PARKING
- BOND - £1673
- SOUGHT AFTER LOCATION
- HIGH STANDARD FINISH THROUGHOUT
- ROOF TOP GARDEN AND BALCONY
- RENT - £1450PCM
- COUNCIL TAX BAND C - £1,921.16

# 13 Old Mill Lane, Sheffield S35 0LB

United Homes are pleased to present a rare opportunity to rent 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.

The accommodation comprises of an entrance hall, open-plan living area, downstairs WC, stairs leading to first floor landing leading to family bathroom and 2nd reception room or bedroom two. Further stairs lead to the primary bedroom with an en-suite, while the third floor provides a single bedroom or potential home office.

To the outside the property features a front patio, first floor balcony and a private rooftop garden, offering a mix of indoor and outdoor living. Off road parking with an allocated parking is provided alongside of ample visitor parking.

JÖRO at Oughtibridge Mill is only a short walking distance and is a destination restaurant, bar with a terrace looking over the new popular estate. Local pubs and woodland walks are also a short walk away with great public transport links to Fox Valley Retail Park and Sheffield City Centre.

This home is perfect for anyone seeking modern, flexible living in a quiet yet convenient location.



Council Tax Band: C



## **ENTRANCE HALL**

A welcoming entrance is accessed via a part-glazed uPVC front door, featuring wood-effect vinyl flooring, painted walls, and a ceiling light point. Solid internal doors provide access 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 space features a modern fitted kitchen with a stylish combination of wood-effect wall cabinets and white base and raw units, complemented by a marble-effect worktop and matching splashback. The kitchen is fully equipped with an integrated stainless-steel sink with drainer and mixer tap, single oven, four-ring induction hob with extractor fan above, as well as an integrated dishwasher, fridge, and freezer.

An under-stairs cupboard discreetly houses the washing machine, while a solid door provides access to the downstairs WC. Having wood-effect vinyl flooring, painted walls through out with two central-heating radiators, Spot lights and ceiling light point.

Large uPVC double-glazed windows and a patio door open onto the front patio, allowing lots of natural light and opportunity to dine outside in good weather.

## **DOWNSTAIRS WC**

Includes; Marble effect tiled flooring; Pedestal wc; Small hand wash basin with marble effect splashback; Painted walls; Heated towel rail; Spot lights;

## **STAIRS & FIRST FLOOR LANDING**

Carpet flooring and painted walls run throughout the stairs and landing, complemented by a painted wooden handrail and bannister and spot lights. Solid doors provide access to the family bathroom and bedroom two/lounge. The spacious landing offers an ideal area for a home office and a glazed uPVC door leads to the balcony.

## **FAMILY BATHROOM**

A spacious three piece suite including pedestal WC, wash basin with mixer tap and panelled bath with wall-mounted shower and glass shower screen. Finished with grey tiled flooring and tiled walls to wet areas, with the remaining walls painted. Additional features include a heated towel rail, recessed spotlights, and an extractor fan.

## **BEDROOM TWO / LOUNGE**

A versatile room, currently used as a second reception room, which could alternatively be utilised as a bedroom. Benefiting from two front-facing uPVC double-glazed windows, carpet flooring, painted walls, a central-heating radiator and ceiling light point;

## **BALCONY**

A first-floor balcony featuring metal railings and composite decking, providing the perfect space for morning coffees or working from home.

## **STAIRS & SECOND FLOOR LANDING**

Carpet flooring and painted walls run throughout the stairs and landing, complemented by a painted wooden handrail and bannister and spot lights. Solid doors accessing heat recovery system and primary bedroom.

## **PRIMARY BEDROOM ONE**

A spacious double bedroom featuring a useful recess, which could be utilised as a walk-in wardrobe. The room benefits from two front-facing uPVC double-glazed windows, a central-heating radiator, carpet flooring, and painted walls. A solid internal door provides access to the en-suite bathroom.

## **EN-SUITE SHOWER ROOM**

The primary bedroom benefits from an en-suite shower room comprising of a pedestal WC, wash basin with mixer tap, and a wall-mounted shower with a glass screen door. The bathroom features marble-effect tiled flooring and tiled walls to wet areas, with the remaining walls painted. Additional features include a heated towel rail, recessed spotlights, and an extractor fan.

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

Carpet flooring and painted walls run throughout the stairs and landing, complemented by a painted wooden handrail and bannister and recessed spotlights. The area is filled with natural light from the uPVC double-glazed window and patio door. A solid door provides access to the third single bedroom.

## **BEDROOM THREE**

Another versatile room, which could be utilised as a third single bedroom or home office. The room features a side-facing uPVC double-glazed window overlooking the rooftop garden, with carpet flooring, painted walls, a central-heating radiator, and a ceiling light point.

## ROOF TOP GARDEN

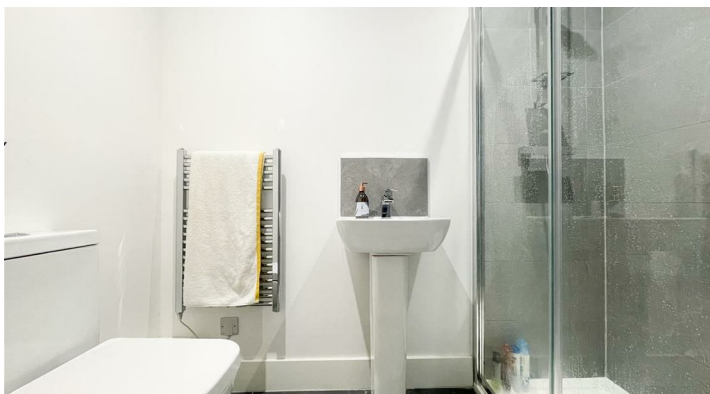
Brick surrounds, composite dividers, and decking create a low-maintenance, quiet, and private rooftop garden, providing a tranquil and relaxing space.

## 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.







## Directions

## Viewings

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

## EPC Rating:

C

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>		80	81
(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 