



Woods Barn, Stacey Bank Farm Loxley, S6

£1,400 Per Month

- BRAND NEW BARN CONVERSION
- GREAT LOCATION
- OPEN PLAN LIVING SPACE
- OFF ROAD PARKING
- BOND - £1625
- HIGH STANDARD FINISH THROUGHOUT
- THREE BEDROOMS
- MODERN FIXTURES & FITTINGS
- RENT - £1400
- COUNCIL TAX BAND - TBC

Woods Barn Loxley Road, Sheffield S6 6SJ

A brand-new barn conversion finished to a high standard, offering contemporary fixtures and fittings throughout. Ideally situated on Loxley Road, the property is within walking distance of the picturesque Dam Flask Reservoir and enjoys excellent access to local amenities and transport links.

The accommodation briefly comprises a spacious open-plan kitchen, dining and living area, an inner hallway, a downstairs WC, and an open staircase leading to the first-floor landing. Upstairs are two generously three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate contemporary shower room.

Externally, the property benefits from off-road parking to the side, accessed via a communal driveway.



Council Tax Band: New Build



KITCHEN

The newly fitted modern kitchen comprises an excellent range of matching wall, base and drawer units with stylish marble-effect worktops and matching splashbacks, providing ample storage and preparation space. Integrated appliances include a single electric oven, a four-ring induction hob with extractor hood above, together with a stainless steel sink with drainer and mixer tap. There is also space and plumbing for a freestanding fridge/freezer and washing machine.

Kitchen/ diner features porcelain tiled flooring, central heating radiator, freshly painted walls and spotlights throughout. The room benefits from front-facing uPVC double glazed window.

Stairs lead to the first-floor landing and a solid door to inner hallway providing access to the downstairs WC and lounge.

INNER HALLWAY

Large front-facing uPVC double-glazed window, wooden flooring, freshly painted walls, solid wood doors leading to the kitchen, lounge and downstairs WC, and a ceiling light point.

DOWNSTAIRS WC

Pedestal WC and matching pedestal wash hand basin with a mixer tap. Finished with porcelain tiled flooring, a central heating radiator, freshly painted walls and ceiling, and a ceiling light point.

LOUNGE

Large front-aspect uPVC double-glazed windows, wooden flooring, a central heating radiator, a built-in storage cupboard housing the recently installed boiler, and a ceiling light point.

STAIRS & LANDING

Wooden staircase leading to the first-floor landing, featuring brand-new carpeting, freshly painted walls, a central heating radiator, and a ceiling light point. Solid wood doors provide access to all bedrooms and the shower room.

BEDROOM ONE

Having a front-facing uPVC double-glazed window, brand-new carpeted flooring, a central heating radiator,

freshly painted walls, and a ceiling light point. A solid wood door leads to the en-suite shower room.

EN-SUITE SHOWER

The shower room is fitted with enclosed shower with glass screen door. The suite comprises a pedestal wash hand basin with mixer tap and a low-level WC. The wet areas feature marble effect panels, complemented by tiled flooring. Additional features include a heated towel rail, inset ceiling spotlights and an extractor fan.

BEDROOM TWO

Having a front-facing uPVC double-glazed window, brand-new carpeted flooring, a central heating radiator, a useful built-in storage cupboard, freshly painted walls, and a ceiling light point.

BEDROOM THREE

Having a front-facing uPVC double-glazed window, brand-new carpeted flooring, a central heating radiator, freshly painted walls, and a ceiling light point.

SHOWER ROOM

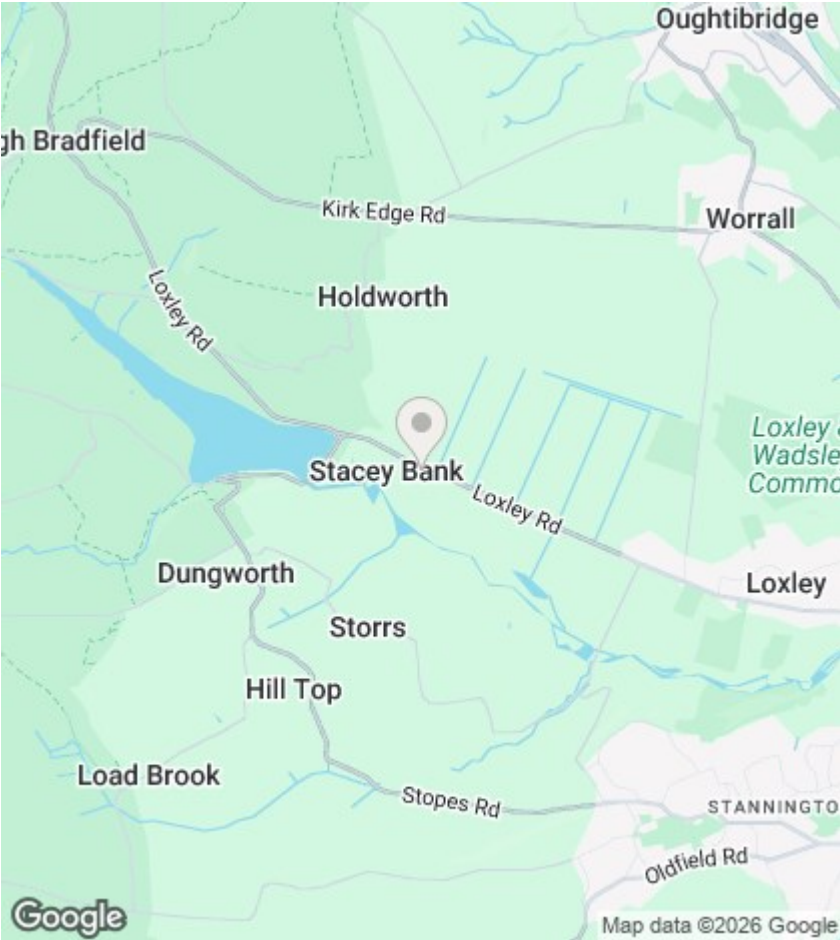
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OUTSIDE

A stone slabbed pathway leads to a communal patio area providing access to neighbouring properties, with a small communal lawned area to the front. A stone wall with wooden fencing provides privacy and security from the road, while allowing easy access. Off-road parking is available to the side via the communal driveway.







Directions

Viewings

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

EPC Rating:

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