



Stacey Bank Farm Croft, Elliotts Barn Loxley Road, Loxley, Sheffield, S6 ~~£12,500~~ £1,500 Per Month

- BRAND NEW BARN CONVERSION
- GREAT LOCATION
- MODERN FIXTURES & FITTINGS
- RENT - £1500
- COUNCIL TAX BAND - TBC
- HIGH STANDARD FINISH THROUGHOUT
- THREE BEDROOMS
- OFF ROAD PARKING
- BOND - £1730

Elliotts Barn Loxley Road, Sheffield S6 6JB

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 kitchen/diner, large lounge, a downstairs WC, an open staircase leading to the first-floor landing. Upstairs are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a single bedroom and a separate contemporary shower room.

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



3



2



1



Council Tax Band: New Build



KITCHEN DINER

The newly fitted modern kitchen comprises of 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, washing machine and dryer.

This spacious dining area features porcelain tiled flooring, central heating radiators, freshly painted walls and spotlights throughout. The room benefits from front-facing uPVC double glazed windows, built in storage cupboard.

LOUNGE

Large lounge with uPVC double-glazed window to the rear elevation, wooden flooring, a central heating radiator, solid doors providing access to useful built-in storage cupboard and downstairs wc. Stairs rise to the first floor landing and spotlights complete the space.

DOWNSTAIRS WC

Fitted with a white two-piece suite comprising a pedestal wash hand basin with mixer tap and a low-level WC. The room features a panelled splashback to wet area, freshly painted walls, a central heating radiator, inset ceiling spotlights and an extractor fan. Small uPVC double glazed window to the front elevation.

STAIRS & LANDING

Wooden stairs and handrail lead to the first-floor landing, featuring carpet flooring, freshly painted walls, a central heating radiator and ceiling spotlights. Solid doors provide access to both bedrooms and the shower room.

BEDROOM ONE

A spacious primary bedroom featuring brand new carpet flooring, freshly painted walls and front and dual aspect uPVC double glazed windows allowing plenty of natural light. The room benefits from a central heating radiator and ceiling light point. Solid door provides access to en-suite shower room.

EN-SUITE SHOWER ROOM

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

Another double bedroom featuring brand new carpet flooring, freshly painted walls and large side facing uPVC double glazed window allowing plenty of natural light. The room benefits from a central heating radiator and ceiling light point.

BEDROOM THREE

A single bedroom featuring brand new carpet flooring, freshly painted walls and front facing uPVC double glazed window allowing plenty of natural light. The room benefits from a central heating radiator and ceiling light point.

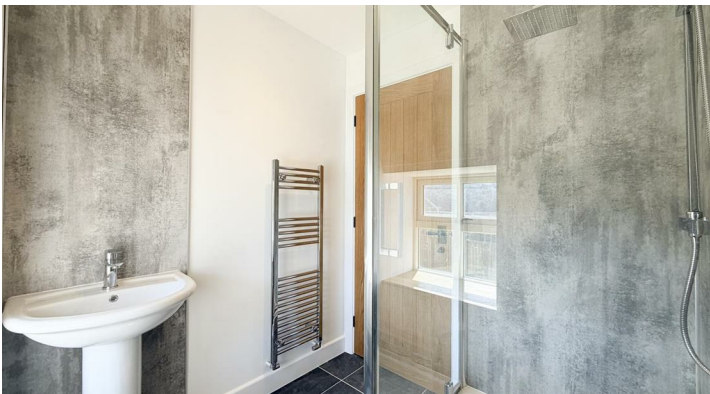
SHOWER ROOM

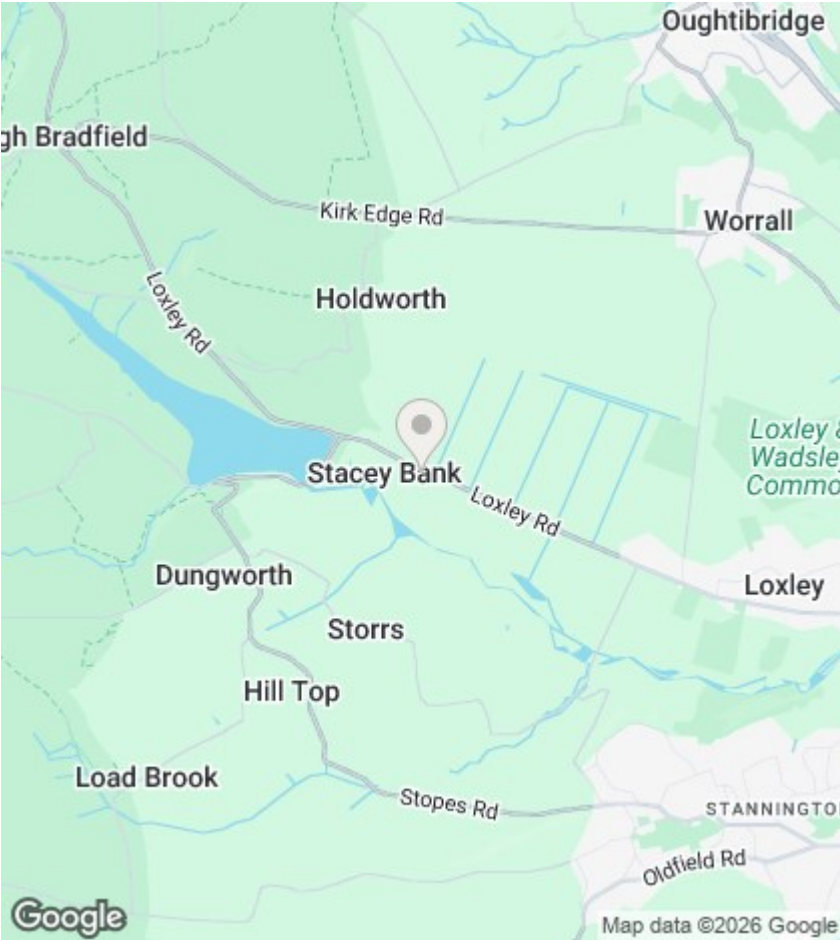
The shower room is fitted with enclosed shower with glass screen door. The suite comprises a pedestal wash hand basin with mixer tap and a low-level WC. The wet areas feature marble effect panels, complemented by tiled flooring. Additional features include a heated towel rail, inset ceiling spotlights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

OUTSIDE

A stone slabbed communal patio area providing access to neighbouring properties, with a small communal lawned area to the front. Designated 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