



Holly Court, 265 Millhouses Lane, Ecclesall, Sheffield, S11 9HX

Saxton Mee

Holly Court, 265 Millhouses

Ecclesall

Offers Around

£650,000

NO ONWARD CHAIN

Situated towards the top of Millhouses Lane, in a very sought after residential location, is this lovingly well maintained larger style three double bedroom, two bathroom detached house with a very large lower ground floor currently with integral double garage and workshop/hobbies room which could be partly converted to provide further accommodation if required.

The property briefly comprises: Entrance porch, reception hall, cloakroom, large bay windowed sitting room with French windows leading out to a terrace/patio garden, separate dining room, breakfast kitchen, rear lobby/utility. First Floor: master bedroom with en suite bathroom, two further double bedrooms and family bathroom. Outside: good off road parking giving access to very large double garage and workshop/hobbies room with potential for part conversion. South facing rear patio and attractive easily maintainable lawned side garden.

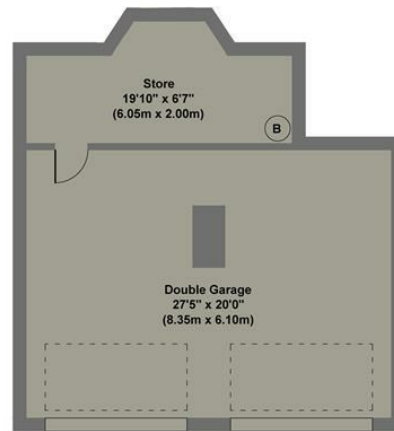
Situated in the catchment for excellent schools and close to an abundance of local amenities, including shops, library, restaurants and close to open countryside walks and easy access to the Peak District National Park.



- Larger Style Three Double Bedroom Two Bathroom Detached House
- Top Of Very Popular Road In Great School Catchment Area
- Large Rear Facing Bay Windowed Sitting Room
- Very Large Integral Garage And Hobbies Room To Lower Ground Floor
- Potential For Further Accommodation On Lower Ground Floor
- Master Bedroom With En Suite Bathroom
- Great Local Amenities And Transport Links
- Attractive Easily Maintainable Gardens
- EPC Rating E/Council Tax Band G
- Leasehold 800 years from 29 September 1970



265 Millhouses Lane



Garage
Approximate Floor Area
686 sq.ft
(63.69 sq.m.)



Approx. Gross Internal Floor Area 2459 sq.ft / 228.39 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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