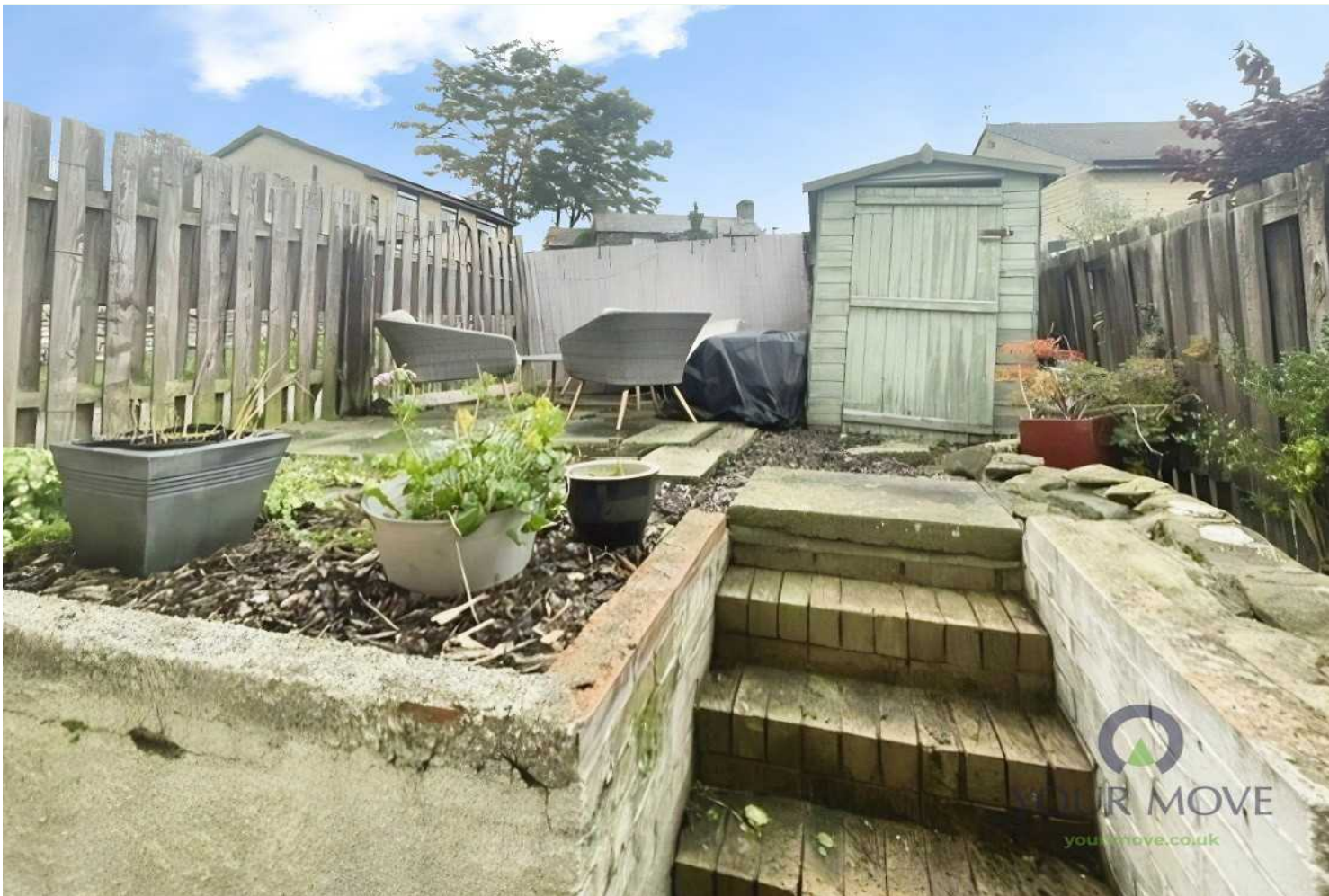




Thompson Hill, High Green,
Sheffield, S35

Asking Price: £150,000

Tenure: Freehold



your-move.co.uk

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Asking Price: £150,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Sheffield City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A characterful two-bedroom end of terrace cottage in central High Green, offering a cosy lounge with original beam, modern kitchen and shower room, generous front and enclosed rear gardens, and convenient access to local amenities and Chapeltown station.

Overview

For sale is this two-bedroom end of terrace cottage in the heart of High Green, Sheffield. Dating back to 1808, the property combines character features with neutrally decorated, well-kept interiors. The ground floor offers a cosy lounge with an original exposed beam and carpeted flooring, providing a comfortable main reception space. To the rear is a good-sized kitchen with tiled floor, fitted units, freestanding cooker and open-plan stairs rising to the first floor. Upstairs are two bedrooms, both with neutral décor and natural light. A refurbished shower room is finished in contemporary tones with modern sanitaryware and tiled flooring. The layout suits first-time buyers, downsizers or those seeking a low-maintenance home with period charm. Outside, a large front garden with pathway and planting beds sets the cottage back from the road, while the enclosed rear garden offers a private space with paved areas and raised beds, ideal for pots and seating.

Location Description

High Green provides a good range of everyday amenities, with shops, cafés and takeaways on High Green’s main streets and larger facilities available at Chapeltown. Local green space includes Westwood Country Park and access towards the edge of the Peak District by car. Nearby schools include High Green Primary and other well-regarded

options in the S35 area. Chapeltown railway station is within easy reach by car or bus, offering direct services to Sheffield in around 12 minutes and to Leeds in under an hour, making this cottage a practical base for commuters. Council Tax Band A.

Porch

13'9" x 3'11" (4.2m x 1.2m)
A door to the front leads into the welcoming porch, which benefits from windows to all sides and is the ideal space for removing coats and shoes before entering the house.

Lounge

12'6" x 13'9" (3.8m x 4.2m)
Having a window to the front, radiator, original wooden beam and carpeted flooring.

Kitchen

9'2" x 13'9" (2.8m x 4.2m)
Fitted with a range of wall and base units with roll edge work surfaces. There are free standing appliances which include washing machine, gas cooker with extractor over, sink with drainer and mixer tap over. There are open plan wooden stairs rising to the first floor, tiled flooring and a window and door to the rear.

Landing

Having a window to the rear and useful storage cupboard.

Bedroom One

9'2" x 7'10" (2.8m x 2.4m)
Having a window to the front, radiator and carpeted flooring. There is a stud wall between bedroom one and two and could be removed if you wanted to have one large bedroom.

Bedroom Two

12'6" x 4'11" (3.8m x 1.5m)
Having a window to the side, electric wall mounted radiator and carpeted flooring.

Shower Room

Comprising of a low level w.c, pedestal sink and walk in shower with tiled walls and floor. The boiler is located in the bathroom and is serviced yearly. Having a window to the rear.

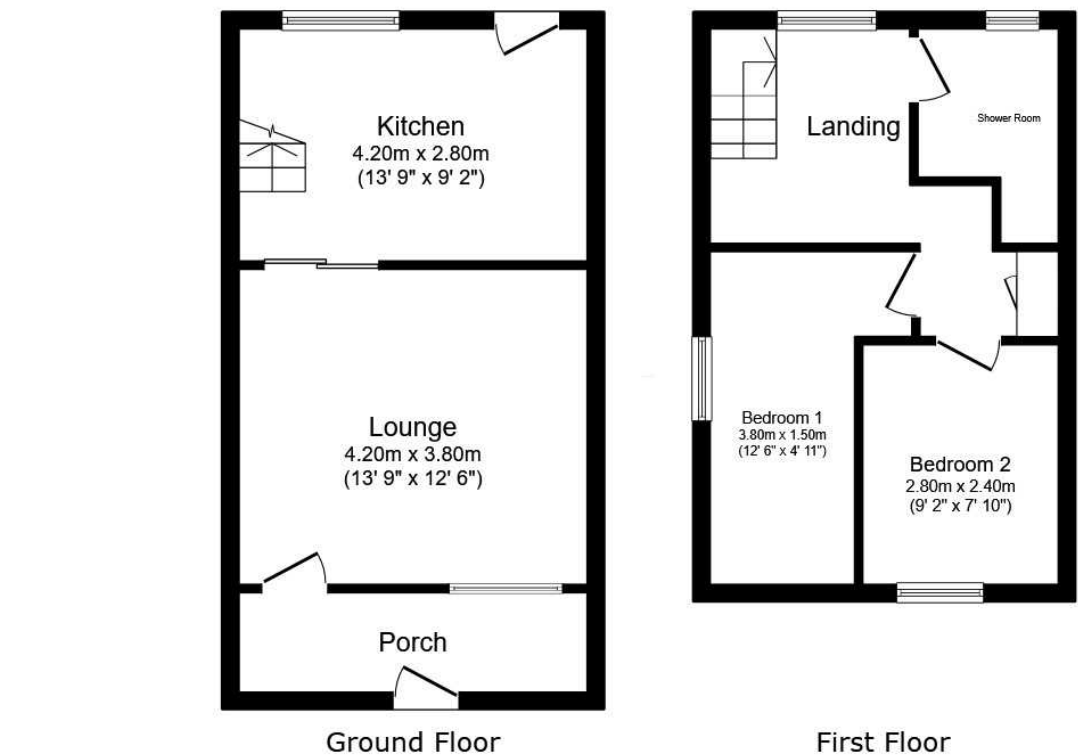
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area: 61.7 sq.m. (665 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io