

WHITEHORNES

Buy. Sell. Let. Relax!

16 HOLLINS LANE | RIVELIN | SHEFFIELD | S6 5GR

GUIDE PRICE £200,000-£210,000

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Cellar

Approx. 8.4 sq. metres (90.3 sq. feet)

3.92m x 1.64m
(12'10" x 5'4")

Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)

Lounge
3.70m x 3.20m
(12'2" x 10'6")

Kitchen/Diner
3.70m x 3.70m
(12'2" x 12'2")

First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)

Bedroom 1
3.70m x 3.20m
(12'2" x 10'6")

Bedroom 2
2.80m x 2.21m
(9'2" x 7'3")

Bathroom

Total area: approx. 66.8 sq. metres (719.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating

Potential	Current
84	56

England & Wales
EU Directive
2002/91/EC
www.epcau.com

Very energy efficient - lower running costs

Not energy efficient - higher running costs

A (92+)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)



16 Hollins Lane | Rivelin | Sheffield | S6 5GR Property Tenure: Freehold

An absolutely fabulous two double bedroomed, stone built end of cottage style terraced. Retaining the original features, character and charm associated with a property from this era, number 16 has been sympathetically modernised to create this super cool finish that will sure to of major interest to the professional couple, first time buyer or those looking to downsize in equal measures. Quietly tucked away from the main road and enjoying some lovely views over the valley this property is perfectly placed to enjoy the best of both worlds, with numerous local amenities a short stroll, central Sheffield is also close by and the open countryside is on the doorstep. With accommodation arranged over two floors, private garden and easy on road parking the property in brief comprises, dining kitchen, rear lounge/sitting room, basement, two great sized double bedrooms and a bathroom are on the first floor.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMED END OF TERRACED
- PERIOD STONE BUILT QUALITY WITH A MODERN FINISH
- EASY ON ROAD PARKING TO THE FRONT AND PRIVATE GARDEN
- PERFECT FOR THE PROFESSIONAL COUPLE OR THOSE LOOKING TO DOWNSIZE
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- HEART OF POPULAR RIVELIN VALLEY
- CLOSE TO AMENITIES AND THE OPEN COUNTRYSIDE
- QUIET POSITION AWAY FROM THE MAIN ROAD
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- FREEHOLD COUNCIL TAX BAND A £1,369.21

