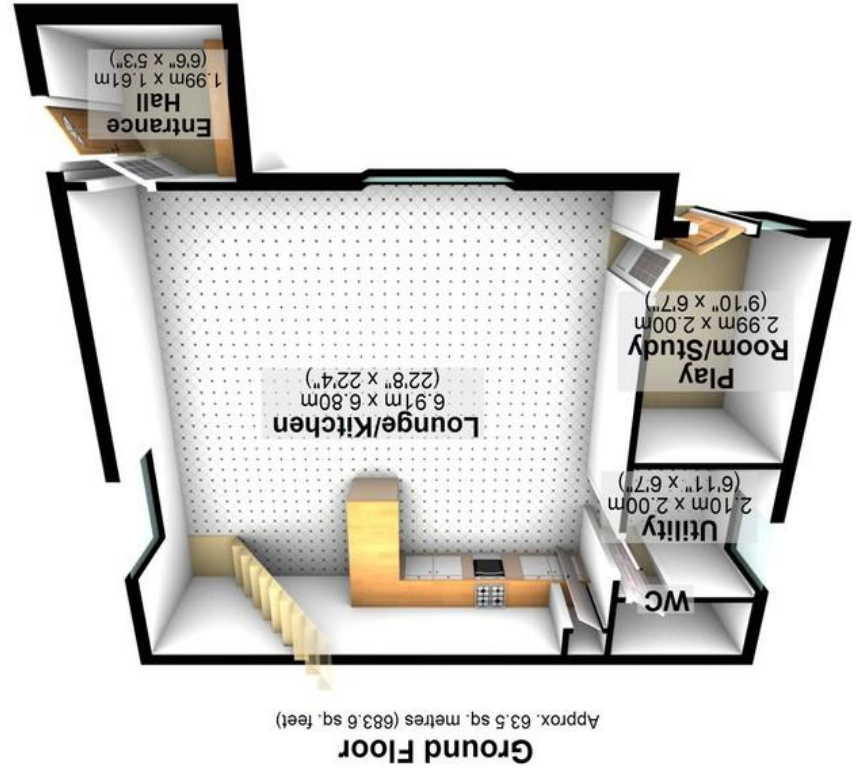
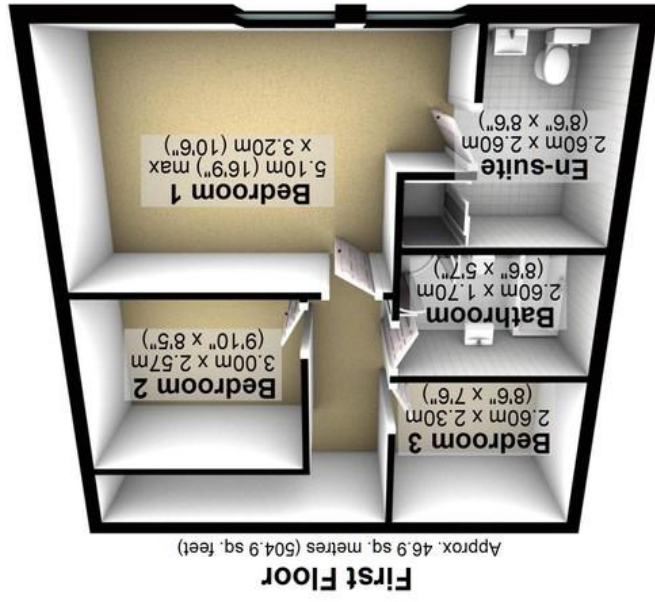


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (79)
D (55-68)	D (79)
E (39-54)	E (79)
F (21-38)	F (79)
G (1-20)	G (79)

EU Directive 2002/91/EC
www.epcau.com

Total area: approx. 110.4 sq. metres (1188.4 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





Castle Hill | Holmesfield | South Yorkshire | S18 7WQ

Property Tenure: Freehold

An exceptionally rare opportunity has arisen to purchase this fabulous, three bedroomed, two bathroomed, stone built semi detached home. Offered to the open market with the benefit no onward chain and immediate vacant possession the property is steeped in local history and has been refurbished by the current vendors to a super high standard throughout to create a contemporary vibe that really needs to be viewed to be fully appreciated. Set up from the road that ensures privacy together with some commanding views over The Peak District. With an open plan ground floor kitchen living room this property will be super popular with the young family, professional couple or those looking to downsize. Located in the picturesque village of Holmesfield that benefits from numerous local amenities, excellent schooling catchments and easy access to both Dronfield and central Sheffield.



PROPERTY FEATURES

- THREE BEDROOMED STONE BUILT SEMI DETACHED
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- HEART OF HOLMESFIELD VILLAGE
- FABULOUS VIEWS OVER THE PEAK DISTRICT
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- EXCELLENT SCHOOL CATCHMENTS AND LOCAL AMENITIES ON HAND
- PERFECT FOR THE FIRST BUY YOUNG FAMILY OR THOSE LOOKING TO DOWNSIZE
- ORIGINAL FEATURES AND CONTEMPORARY FINISH
- TWO BATH/SOWER ROOMS AND THREE WC'S
- FREEHOLD COUNCIL TAX BAND C

