



Plots 1 And 2, Station Court, South Anston, Sheffield

Asking Price: £335,000
To be advised

 **Reeds Rains**

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REEDS RAINS - The house which is completed to the first fix briefly comprises an entrance hall, cloakroom, lounge/dining room, dining kitchen, study/bedroom four, landing, master bedroom with en-suite shower room, two further bedrooms . Awaiting EPC

THE HOUSE

Entrance Hall

18'5" x 9'4" (5.61m x 2.84m)
Having a front facing uPVC part glazed entrance door with sealed unit double glazed side panels, coving to the ceiling, built in under stairs storage and stairs leading to the first floor landing.

Lounge/Dining Room

27'6" x 12'4" (8.38m x 3.76m)
Having front side and rear facing sealed unit double glazed windows and rear facing sealed unit double glazed french doors and coving to the ceiling.

Study/Bedroom Four

11' x 7'1" (3.35m x 2.16m)
Having a front facing sealed unit double glazed window.

Cloakroom/WC

6'6" x 7'9" (1.98m x 2.36m)
Having a side facing sealed unit double glazed obscure window.

Dining Kitchen

11'9" x 17'8" (3.58m x 5.38m)
Having two rear facing sealed unit double glazed windows, part glazed uPVC entrance door and coving to the ceiling.

First Floor

First Floor Landing

9'9" x 8'10" (2.97m x 2.7m)
With access to the roof space.

Master Bedroom

12'7" x 12'7" (3.84m x 3.84m)
Having a front facing sealed unit double glazed dormer window, walk in wardrobe and access to the eaves.

En-suite Shower/WC

9'7" x 5'9" (2.92m x 1.75m)
Having a rear facing sealed unit double glazed window.

Bedroom Two

9'11" x 15' (3.02m x 4.57m)
Having two rear facing sealed unit double glazed dormer windows and a built in wardrobe.

Bedroom Three

13'1" x 8'6" (4m x 2.6m)
Having a front facing sealed unit double glazed dormer window and built in airing cupboard.

Family Bathroom

Having a front facing sealed unit double glazed window.

THE PLOT

Expired outline planning consent. (ref rb2005/1756),

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
Registered Number 2568254. VAT Reg No. 842 795 983.

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.