



WHITEHORNES

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22 Holmshaw Grove, Sheffield

Sheffield

Offers in Region of **£350,000**

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Sheffield

This well-presented three/four-bedroom detached dorma bungalow is offered to the market with no onward chain and is ideally situated in a sought-after location close to local shops and excellent transport links. Perfect for growing families, the property sits within the catchment area for reputable local schools, making it a superb choice for those prioritising education and convenience. The accommodation comprises a spacious entrance hall leading to two generous reception rooms, providing flexible living and dining options. The kitchen is fitted with a range of wall and base units and offers ample workspace for family meals or entertaining guests. Upstairs, the property features three well-proportioned bedrooms, each offering comfortable accommodation and storage solutions. A modern family bathroom serves the bedrooms, ensuring practicality for busy households. Additional benefits include off-road parking for multiple vehicles, a detached garage (ideal for storage or workshop use), and private gardens (perfect for relaxation or play). This delightful home combines versatile living space with a fantastic location, making it an excellent opportunity for buyers seeking a move-in-ready property in a thriving community. Early viewing is highly recommended to appreciate all that this charming bungalow has to offer.

Council Tax band: C

Tenure: Leasehold

- THREE/FOUR BEDROOMED DETACHED DORMA BUNGALOW
- AVAILABLE WITH NO ONWARD CHAIN
- GREAT LOCATION CLOSE TO SHOPS AND TRANSPORT





Garage

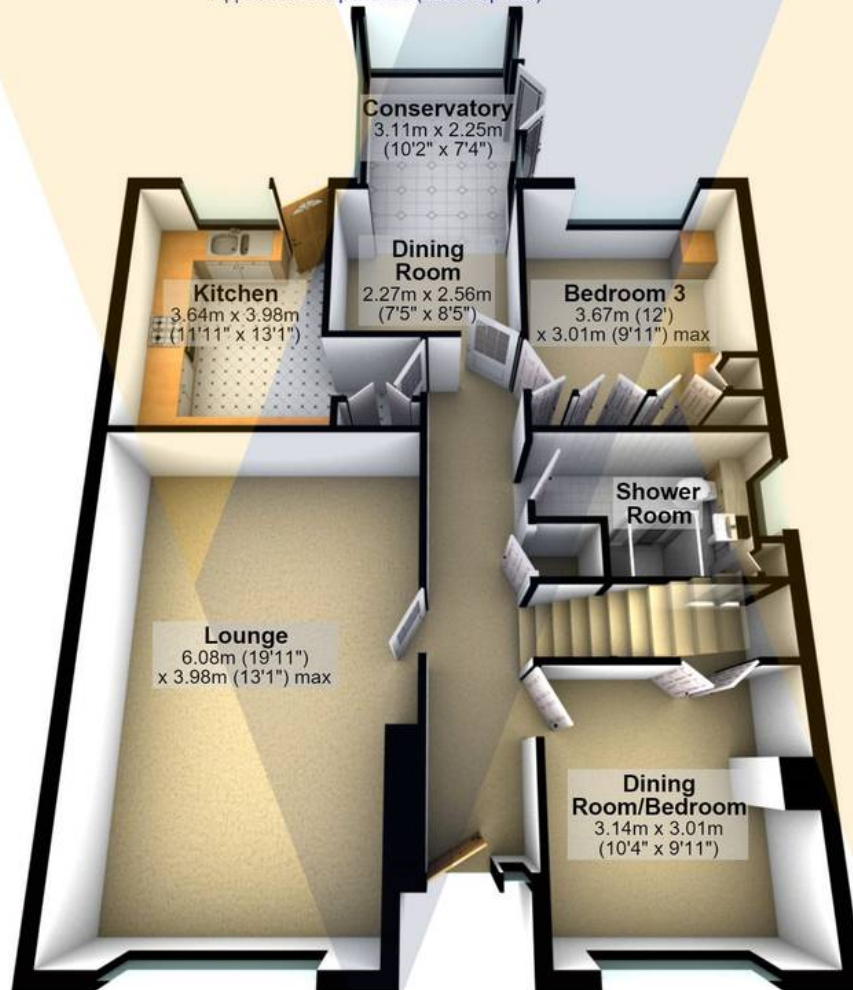
Approx. 13.4 sq. metres (143.9 sq. feet)



Garage
5.32m x 2.51m
(17'6" x 8'3")

Ground Floor

Approx. 88.3 sq. metres (950.0 sq. feet)



Kitchen
3.64m x 3.98m
(11'11" x 13'1")

Dining Room
2.27m x 2.56m
(7'5" x 8'5")

Bedroom 3
3.67m (12')
x 3.01m (9'11") max

Shower Room

Lounge
6.08m (19'11")
x 3.98m (13'1") max

Dining Room/Bedroom
3.14m x 3.01m
(10'4" x 9'11")

Total area: approx. 147.9 sq. metres (1591.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

22 Holmshaw Grove

First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Bedroom 2
3.26m x 4.70m
(10'8" x 15'5")

Bathroom
2.32m x 3.01m
(7'7" x 9'11")

Landing

Bedroom 1
4.94m x 3.36m
(16'2" x 11')



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