

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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	56
Potential	72

Energy Efficiency Rating





56 Slayleigh Lane | Fulwood | Sheffield | S10 3RH

Property Tenure: Freehold

A once in a lifetime opportunity has arisen to purchase this stunning five bedroomed, three bathroomed, detached family residence. Standing in a private and substantial plot of around three quarters of an acre that allows a potential building plot (subject to planning) to create additional dwellings within the grounds. Accessed via a private driveway the original property enjoys all the characteristics associated with an arts and craft property and has cleverly designed and extended by the current vendors to cater perfectly for the growing family market. With accommodation spanning three incredible floors that total an impressive 2,790 sq feet together with a purpose built detached workshop that can be used as a designated work from home office. Affording some incredible views over the Mayfield valley number 56 enjoys one of the largest private plots available on this exclusive residential road. Located towards the top of Slayleigh Lane in the heart of Fulwood, within easy reach of The Peak District, hospitals, universities and Ofsted rated excellent state schools are on offer. Perfect for the family with design ideas to build, within the grounds or utilise them as the current owners have done, developers will also be interested. It's easy to say that viewing is absolutely essential.



PROPERTY FEATURES

- POTENTIAL BUILDING PLOTS WITHIN THE GROUNDS
- ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE A PROPERTY OF THIS CALIBRE
- THREE QUARTERS OF AN ACRE OF PRIVATE GARDEN
- PRIVATE ENTRANCE GARAGE AND WORKSHOP/HOME OFFICE
- THREE INCREDIBLE FLOORS OF ACCOMMODATION TOTALLING 2,740 SQ FEET
- TASTEFULLY EXTENDED BY THE CURRENT VENDORS
- PERFECT FOR THE GROWING FAMILY MARKET OR THE INVESTOR
- HEART OF EXCLUSIVE FULWOOD
- VAST OPPORTUNITY TO SELF BUILD FOR A DEPENDENT RELATIVE WITHIN THE PLOT
- FREEHOLD COUNCIL TAX BAND G £3,423.04

