



- **Imposing former Vicarage**
- **Originally a farmhouse of considerable age**
- **Stands in 0.14 hectares (0.34 acres)**
- **Vehicular access from St Hildas Close**
- **Potential for development on the site**
- **Comprises four bedroom two storey detached**
- **Central heating (disconnected)**
- **Double glazing and modern gutters**
- **Requires upgrading**
- **Potential for owner occupation or development**

Ground Floor

Entrance Hall
 Wet Room / WC 2.00m x 1.55m
 Study 4.86m x 3.10m with parquet floor
 Store
 Inner Hallway
 Living Room 4.84m x 4.38m
 Dining Room 2.92m x 4.61m
 Kitchen 3.83m x 2.37m
 Utility Room 1.76m x 2.37m

First Floor

Landing
 Front Bedroom One 4.89m x 4.40m
 Front Bedroom Two 2.93m x 3.81m
 Front Bedroom Three 3.85m x 4.92m
 Side Bedroom Four 2.64m x 4.31m
 Bathroom 2.64m x 2.63m
 Shower Room / WC 1.98m x 1.58m
 Large Airing Cupboard

Outside

The property occupies a freehold plot of approximately 0.14 hectares (0.34 acres)
 Vehicular access from St Hildas Close

Planning

Interested parties are advised to make their own enquiries in respect of possible uses for the site

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Tuesdays 10th, 17th & 24th January at 12.45pm prompt
 Thursdays 12th, 19th & 26th January at 12.45pm prompt

SOLICITORS

Wake Smith Solicitors Limited No. 1 Velocity 2 Tenter Street Sheffield S1 4BY

ON INSTRUCTIONS FROM THE DIOCESE OF SHEFFIELD

