



- Particularly attractive stone built period residence
- Former Vicarage with extensive accommodation
- Popular location close to facilities in both Hillsborough & Walkley
- Retains a wealth of original features
- In need of general improvement
- 3 large reception rooms & 4 first floor bedrooms with study & bathroom
- Excellent potential offered
- Driveway, parking & garage with basement store
- Views to the rear
- Excellent potential as a family residence on possible conversion

Ground Floor

Entrance Porch
 Reception Hall
 Cloakroom/WC 2.04m x 1m
 Living Room 4.9m x 4.31m
 Inner Hall
 Living Room 4.34m x 3.7m
 Kitchen 4.65m x 4.27m
 Rear Lobby
 Utility Room 3.8m x 2.15m
 Sitting Room 5.5m x 4.62m
 Cloakroom 2.57m x 2.09m

Basement

Range of Cellars

First Floor

Landing
 Bedroom One 4.36m x 3.69m
 Box Room/Study 2.48m x 2.02m
 Bedroom Two 4.95m x 4.3m
 Inner Landing/Lobby
 Bedroom Three 4.63m x 3.22m
 Bathroom 2.98m x 2.23m
 Bedroom Four 4.63m x 4.23m
 Walk-in Store 3.58m x 1.09m

Outside

The property occupies a site of approximately 0.11ha (0.26 acre) with a driveway leading to a detached garage 7.05m x 3.75m with storage beneath

EPC Rating D

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

VIEWING

Strictly by appointment with the auctioneers 01142760151
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SOLICITORS

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ON INSTRUCTIONS FROM THE DIOCESE
 OF SHEFFIELD

