



Green Moor Road, Wortley, S35

£325,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

Enjoying the most idyllic of settings and commanding breathtaking cross valley views, this imposing Victorian home provides spacious accommodation with a retained wealth of charm and character. The house forms part of a converted school dating back to approximately 1880 and is believed to

Key features:

- Imposing Victorian Semi detached family home
- Wealth of charm and character
- 3 spacious bedrooms
- En-suite shower room to master bedroom
- Spacious lounge with stunning views and a stone fireplace
- Large dining room with stunning views
- Comprehensively fitted kitchen
- 12 Month old Worcester boiler
- Private gardens
- Detached double garage

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band E (£2148.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



Enjoying the most idyllic of settings and commanding breathtaking cross valley views, this imposing Victorian home provides spacious accommodation with a retained wealth of charm and character. The house forms part of a converted school dating back to approximately 1880 and is believed to have been used as the headmaster's accommodation.

The semi-rural property sits on the edge of the National Peak Park with beautiful views and access to multiple walking routes including the Trans-Pennine Trail. Whilst being immediately rural, the area is well served by an abundance of local amenities. These include highly regarded schools, supermarkets, traditional pubs and the Fox Valley shopping centre with its associated shops, markets and restaurants.

The ground floor accommodation briefly comprises; a tiled entrance vestibule, a spacious entrance hall, a large lounge with a stone fireplace housing a multi-fuel burning stove and a large bay window with stunning cross valley views, a formal dining room with a fireplace and a comprehensively fitted kitchen. The ground floor also benefits from a utility room.

The spacious first floor accommodation provides a generous landing, 3 double bedrooms, including a large master bedroom with an en-suite shower room and stunning cross valley views, and the house bathroom with a modern white suite.

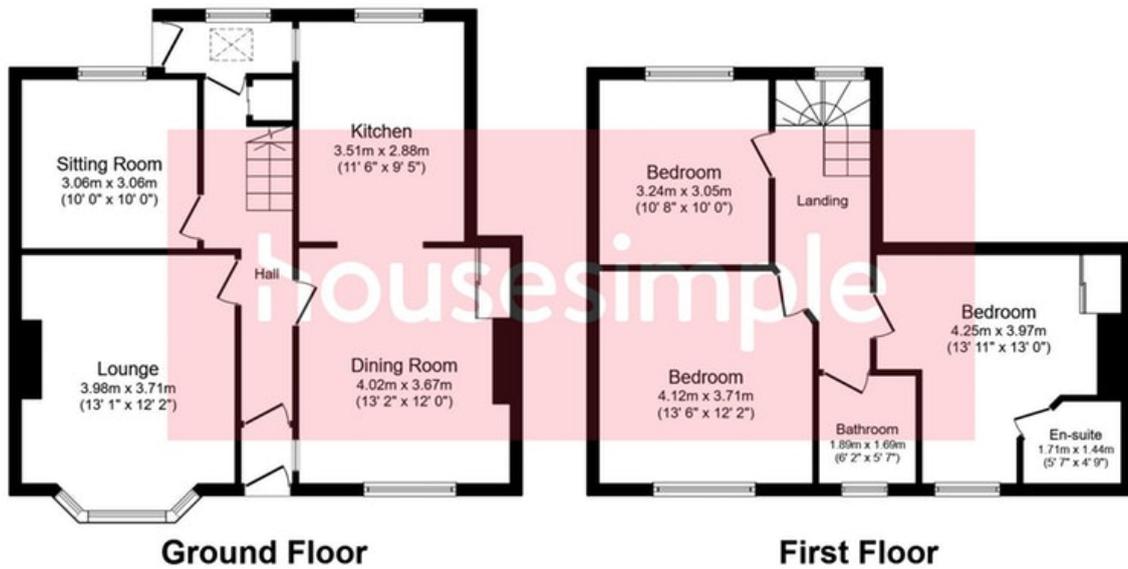
The interior also benefits central heating and double glazing throughout.

To the front of the property there is a generous garden area laid to lawn which is enclosed by the original dry-stone wall.

The rear of the property is secluded with a sunny south facing aspect, screened and bordered by mature shrubs and trees. The garden comprises of a patio seating area leading to an area of decking. To the far rear of the garden is a detached stone built double garage, providing ample off street parking and outside storage.

This is a rare chance to acquire this substantial and beautifully presented character home, and internal viewing is most highly recommended!

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

School House, Green Moor, Wortley, SHEFFIELD, S35 7DQ

| | |
|--|---|
| Dwelling type: Semi-detached house | Reference number: 8194-7722-3039-5088-8902 |
| Date of assessment: 08 December 2014 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 14 December 2014 | Total floor area: 135 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 5,664 |
| Over 3 years you could save | £ 2,514 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 354 over 3 years | £ 207 over 3 years | <div style="background-color: #4caf50; color: white; padding: 5px; width: 50px; margin: 0 auto;"> You could save £ 2,514 over 3 years </div> |
| Heating | £ 4,953 over 3 years | £ 2,583 over 3 years | |
| Hot Water | £ 357 over 3 years | £ 360 over 3 years | |
| Totals | £ 5,664 | £ 3,150 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| | | | | | | | | | | | | | | | | | |
|---|------------------------|------------------|------------------|------------------|------------------|--|----------------------|------------------------|--|--|--|--|--|--|----------------------|------------------------|--|
| <p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 46</td> <td style="width: 50%; text-align: center;">Potential 93</td> </tr> </table> </td> </tr> </table> <p>Not energy efficient - higher running costs</p> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | | | | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 46</td> <td style="width: 50%; text-align: center;">Potential 93</td> </tr> </table> | Current 46 | Potential 93 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |
| (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | | | | | | | | | | | |
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| Current 46 | Potential 93 | | | | | | | | | | | | | | | | |

| Top actions you can take to save money and make your home more efficient | | |
|--|------------------|------------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years |
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 117 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 1,794 |
| 3 Floor insulation (suspended floor) | £800 - £1,200 | £ 222 |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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