











## Holly Mount

400 Sandygate Road • Sandygate • S10 5UE

Guide Price £375,000 - £400,000

Holly Mount is a Grade 2 Listed, 3-bedroom charming cottage dating back to 1831. Standing proud within a sought-after location of Sandygate, S10, this property offers a perfect blend of national heritage and modern living. Benefits from off-street parking courtesy of a driveway leading to the integral garage with adjoining workspace, creating additional flexible accommodation. Features double glazing and gas central heating but requiring some general works in part of the property. The ground floor comprises of two front facing reception rooms. A spacious dual aspect lounge features a focal multi-fuel stove upon a stone hearth and mantle. A separate sitting room or dining area offers an alternative space. The kitchen is fitted with modern shaker style units, complementary worktops, and tiled splashbacks, with a pleasant outlook. Appliances include a Range oven, incorporating a 5-ring gas hob and Hot Point dishwasher. Side door access leads to the adjoining garage equipped with workspace and WC. The first floor comprises of 3 bedrooms, 2 front facing double bedrooms, offering useful storage solutions and a smaller third bedroom to the rear. The generously proportioned bathroom features a 4-piece white suite including corner bath, separate shower enclosure and vanity unit. To the front of the property is a driveway providing off street parking for multiple vehicles leading to a garage with adjoining versatile space, ideal for homeworking. An attractive enclosed lawn is bordered by established hedging creating a private space in which to entertain or relax. Sandygate Road is an extremely sought-after road, well-served by local shops and amenities in Crosspool, Ranmoor, and Fulwood, surrounded by highly regarded local schools, with an array of recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.









- Charming Stone Built Cottage
- Sought After Location in Sandygate, S10
- 3 Neutrally Presented Bedrooms
- Dual Aspect Lounge With Multi Fuel Stove
- uPVC Double Glazing & Gas Central Heating
- Enclosed Lawned Garden
- Driveway, Garage & Adjoining Workshop
- No Onward Chain
- Freehold
- Council Tax Band E, EPC Rating D



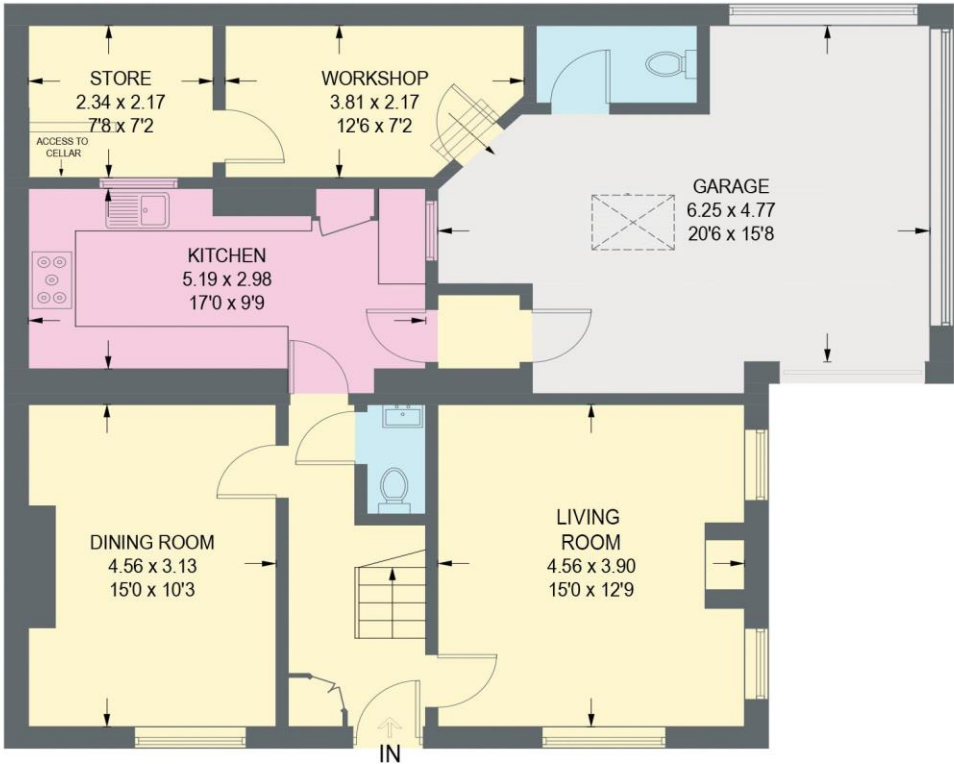




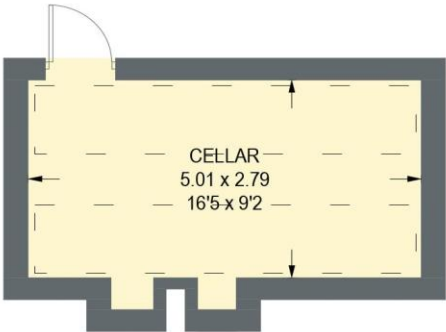


# 400 SANDYGATE ROAD

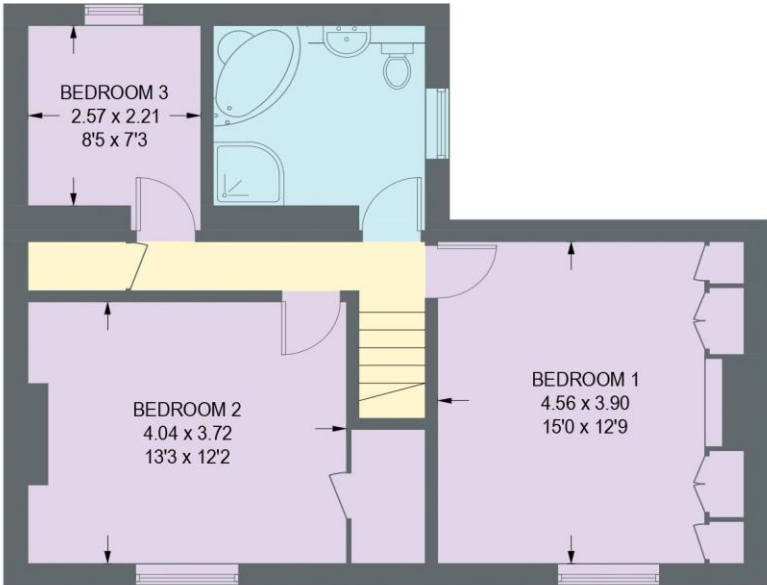
APPROXIMATE GROSS INTERNAL AREA = 117.2 SQ M / 1261 SQ FT



GROUND FLOOR



CELLAR



FIRST FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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