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ESTATE AGENTS

Marketing Preview















72 High Street, Mosborough, Sheffield, S20 5AE

£375,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2











*** GUIDE PRICE £375,000-£385,000***A rare opportunity to acquire this unique four bed stone built detached cottage, dating from 1836 which has the potential to revert back to commercial use. Boasting lots of character, a drive to the rear of the property where you'll find parking for several cars, a double garage with three phase electricity, attached workshop, access to cellars, and gated sunny walled courtyard. In the heart of Mosborough Village, offering many local amenities, plenty of buses to Sheffield City Centre, links to tram & train networks, and within easy reach of the M1 motorway. Once a hardware shop, and home, with a car repair business at the rear (the car pit remains).

SUMMARY

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LOBBY

Enter via a composite door into the welcoming lobby with stone flooring and neutral decor. Ceiling light, radiator and door to the book room.

BOOK ROOM 10'7" x 12'9"

Having two radiators, two fitted bookcases and an original fireplace. Wooden flooring and a large double glazed window fitted with Thomas Sanderson shutters.

SITTING ROOM 14'1" x 12'7"

A great living space with neutral decor, beams, wooden flooring and a fireplace. Ceiling light, two radiators and two windows with Thomas Sanderson shutters. Double doors to the cloak room.

KITCHEN 17'9" x 11'3"

Fitted with base units and a Belfast sink. Electric AGA and space for a full height fridge freezer. Two ceiling lights, radiator and two windows. Stone tiled flooring, exposed beams and a door to the cellar.

BOOT AND COAT ROOM 8'6" x 11'1"

Having painted decor, stone tiled flooring and an exposed stone back wall. Ceiling light, radiator and window. Double sliding doors to the rear.

CELLAR/UTILITY 8'10" x 11'2"

Comprising of an electric shower, basin and WC. Ceiling lights, radiator and beams. Tiled walls and tiled flooring. Space for a washing machine

STAIRS/LANDING

A stair rise to the first floor landing with neutral decor, a ceiling light and wooden flooring. Access to the loft via pull down ladders and doors to the four bedrooms and bathroom.

BEDROOM ONE 13'2" x 12'10"

A double bedroom with neutral decor, built in storage and wooden flooring. Ceiling light, radiator and two windows with Thomas Sanderson shutters. Black slate fireplace.

BEDROOM TWO 10'7" x 12'10"

A double bedroom with neutral decor, wooden flooring, storage and an original fireplace. Ceiling light, radiator and window with Thomas Sanderson shutters.

BEDROOM THREE 9'9" x 10'3"

A double bedroom with neutral decor, wooden flooring and an original fireplace. Ceiling light, radiator and window with Thomas Sanderson shutters.

BEDROOM FOUR 9'9" x 10'1"

A single bedroom with carpeted flooring and beams. Ceiling light, radiator, window and velux style window.

BATHROOM 7'8" x 7'0"

Comprising of a traditional freestanding rolled top bath with a handheld shower, sink and a high flush WC. Radiator and a window with Thomas Sanderson shutters. Part neutral tiled walls, neutral decor and tiled flooring.

OUTSIDE

To the front of the property is private and enclosed with shrubbery, plants, cobbled path, gate and access to water.

To the rear of the property is a low maintenance, walled and sunny courtyard which is gated and locked with off road parking for several cars, access to water, large double garage 8.24m (27ft 1in) x 6.52m (21ft 5in), with three phase electricity and workshop 4.2m (13ft 2in) x 4.04m (13ft 3in). Shrubbery and stairs.

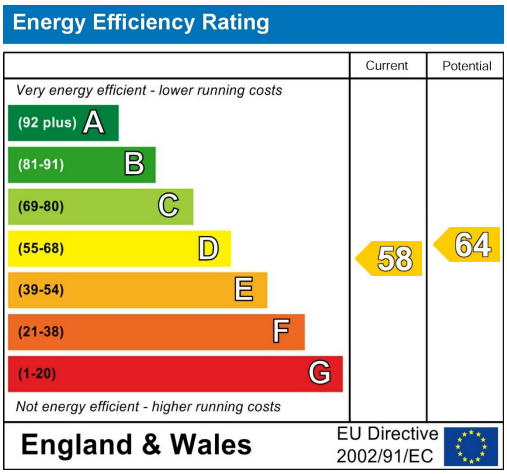
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- ELECTRIC AGA
- NEW ECO GAS CH COMBI BOILER WITH 5 YEAR WARRANTY
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL



TOTAL FLOOR AREA : 1385 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk