



**2 WALDERS LANE, BOLSTERSTONE, SHEFFIELD, SOUTH YORKSHIRE, S36 3ZH**  
£950 per month

**Carter Jonas**

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## 2 WALDERS LANE, BOLSTERSTONE, SHEFFIELD, SOUTH YORKSHIRE, S36 3ZH

- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band B
- Pets Considered
- Off Street Parking

### THE PROPERTY

Available now, 2 Walders Lane is a delightful two bedroomed, stone-built character cottage situated in the picturesque village of Bolsterstone and forms part of Broomhead Estate.

2 Walders Lane offers gas central heating, lawned gardens to the rear of the property with established boarders, charming views of the surrounding countryside and the added benefit of off-street parking.

In brief, the ground floor comprises a welcoming vestibule leading through into the living room which offers plenty of natural light and a feature beams and log burning stove, brand new kitchen with an array of fully fitted units including an integrated oven and hob, free-standing washing machine and space for a fridge-freezer as required along with a useful pantry area.

Just off from the kitchen, the staircase leads up to the first floor where two bedrooms are located; one well-proportioned spacious double bedroom with a character fireplace and one smaller double bedroom with a family bathroom suite comprising a shower over the bath.

Externally, there are attractive and well-maintained gardens to the rear of the property, off-road parking and a selection of small outbuildings which can be utilised for storage purposes.

Situated in the peaceful village of Bolsterstone, 2 Walders Lane is located less than 2 miles away from the characterful town of

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Stocksbridge which offers a large variety of independent shops and restaurants with the City of Sheffield only 12 miles away.

This delightful property offers cottage living accommodation, a semi-rural village location and benefits from beautiful scenery surrounding the property.

Offered unfurnished.

Pets considered.

The deposit will be £1,096 (5 week's rent) at a rental value of £950 per calendar month.

The holding deposit will be £219 (1 week's rent) at a rental value of £950 per calendar month.

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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months, longer terms will be considered
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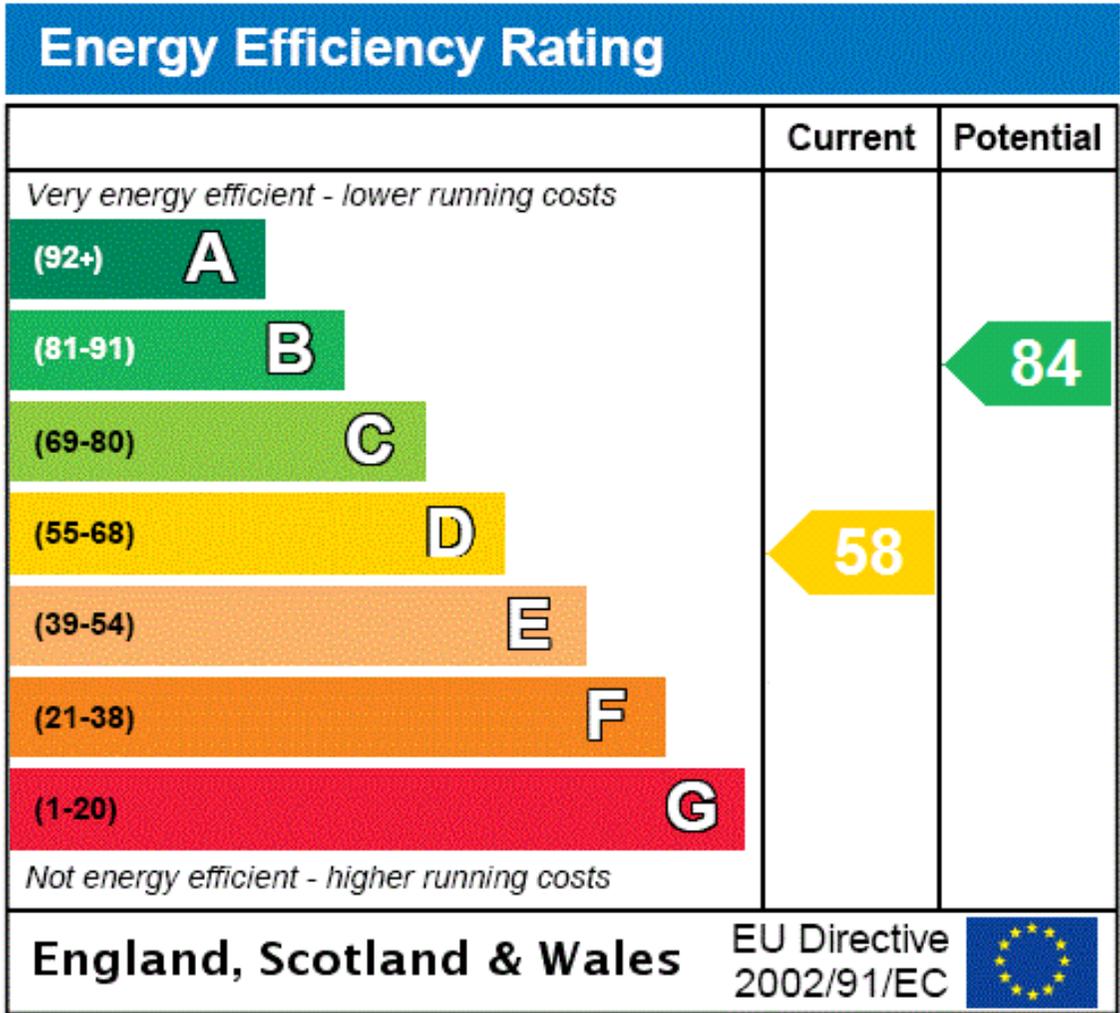
Viewing	Strictly by appointment only
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Local Authority	Council Tax Band B
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