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Lydgate Lane, Crookes, Sheffield, S10 5FN **BELVOIR!**

OIRO £265,000





### Key Features

- > Spacious Four Bedroom House
- > Crookes - Highly Sought After Area
- > Vacant Possession and No Chain
- > Stone Built Terrace
- > South Facing Rear Garden
- > Walking Distance To Hospitals and Universities
- > Tenure: Leasehold
- > EPC rating E

Belvoir Sheffield are pleased to bring to the market this superb four-bedroom townhouse in Crookes. This property boasts a desirable location close to Crookes Valley park, Western Park, Sheffield University and great transport links to the city centre.

With four double bedrooms, a private garden and a spacious living area this quaint townhouse would suit first time buyers or families upsizing.

*\*Early Viewing is advised\**





The property in brief comprises of spacious living room with feature fireplace, a large dining kitchen with a range of wall and base units, integrated washing machine, gas hob and electric oven included in the sale and a door leading to a dry cellar useful for storage. To the first floor there are two double bedrooms, a good size family bathroom consisting of bath with shower over, sink and W.C and the second floor has a further two double bedrooms. There is a south facing rear garden and the property is neutrally decorated throughout.

Located in Crookes one of the most sought-after suburbs in Sheffield with its array of bars and restaurants and within walking distance to the City Centre, Hospitals and both Universities and with fantastic transport links in and around the city including the Sheffield Train Station.

### Additional Information

\*Remaining Lease 764 years \*Ground Rent £9 Per annum \*Council Tax Band A \*As advised by Vendors

### Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

# BELVOIR!

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0114 252 5215