



Cobden View Road Crookes Sheffield S10 1HT
Price Guide £425,000

Cobden View Road

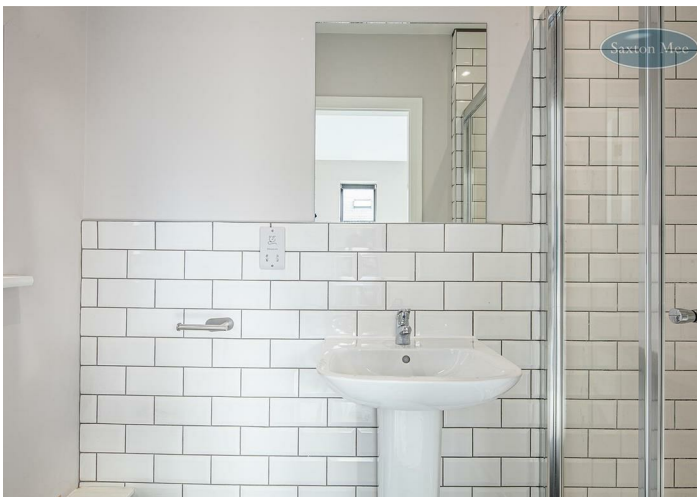
Sheffield S10 1HT

Price Guide £425,000

GUIDE PRICE £425,000-£440,000 ** OFFERED FOR SALE WITH VACANT POSSESSION AND NO UPWARD CHAIN ** A rare opportunity has arisen to acquire this architecturally designed, modern and contemporary four bedroom, three bathroom semi detached property which enjoys a fully enclosed rear garden and benefits from underfloor heating to the entire ground floor, gas central heating and uPVC double glazing. The property is located in the heart of Crookes with excellent amenities close-by, well regarded local school and easy access into Sheffield City Centre, Universities and Central Hospitals. With large windows throughout and a modern interior this would make the ideal family home. Set over three spacious levels, the living accommodation briefly comprises: front entrance door which opens into a hallway. Access into the fabulous, open plan kitchen, lounge and dining room. The kitchen has a range of wall and base and units with complementary quartz work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated electric oven. The kitchen flows into the open plan living space with bi-fold doors opening onto the rear garden. There is access to a downstairs WC. From the hallway, a staircase rises to the first floor landing with a useful store cupboard and access into two bedrooms and the family bathroom. Bedroom three is a good size double and overlooks the rear garden. Bedroom four is front facing. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and two further double bedrooms. Both bedrooms benefit from en suite shower rooms complete with WC and wash basins.

- VIEWING IS A MUST! NO UPWARD CHAIN! VACANT POSSESSION!
- FOUR BEDROOMS & THREE BATHROOMS
- SUPERB OPEN PLAN LIVING WITH ACCESS TO THE REAR GARDEN
- BRIGHT & AIRY FEEL WITH LARGE WINDOWS
- EPC RATING B + SIX YEARS LEFT OF THE NEW BUILD GUARANTEE
- POPULAR LOCATION WITH EXCELLENT AMENITIES
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- WELL REGARDED LOCAL SCHOOLS





OUTSIDE

To the front is a forecourt which sets the property back from the road. Access down the side of the property to the fully enclosed rear garden, which is easily maintained with a lawn and patio.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

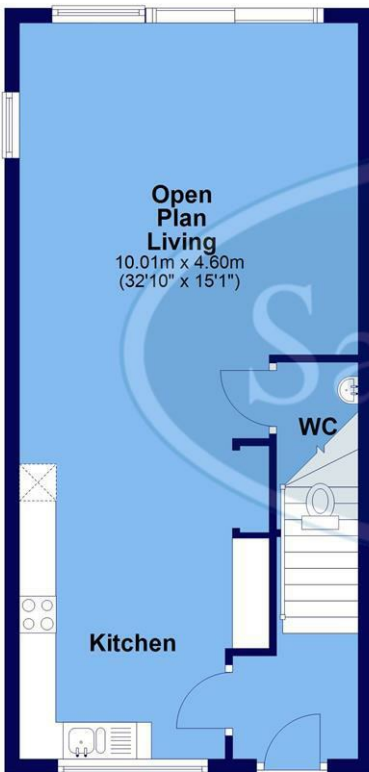
VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

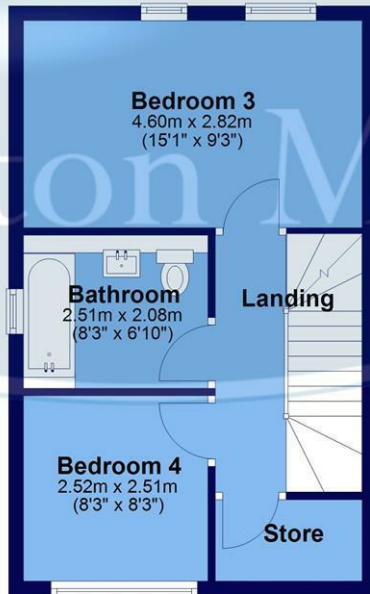
Ground Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



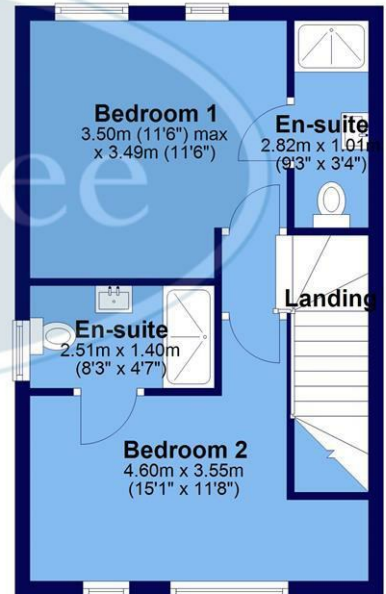
First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Second Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 116.3 sq. metres (1251.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	92
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			