

Saxton Mee



Cobden View Road Crookes Sheffield S10 1HP
Price Guide £225,000



Cobden View Road

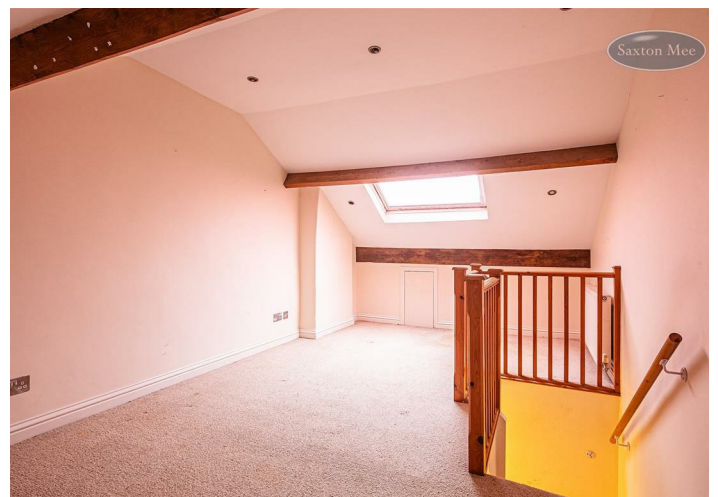
Sheffield S10 1HP

Price Guide £225,000

GUIDE PRICE £225,000-£235,000 Enjoying a west facing rear garden with no third party access over is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating. The property is located in the heart of Crookes with excellent amenities close-by, well regarded local schools and easy access into Sheffield City Centre, Universities and Central Hospitals. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Set over three levels, the living accommodation comprises front door which opens into the kitchen which has a range of units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven along-with plumbing for a washing machine and space for a fridge freezer. A door then opens into the open plan and extended living area. This bright and airy space has uPVC French doors opening onto the rear garden. Access to the cellar which is split into two compartments. From the dining room, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master to the front is a good size double and has a feature fireplace. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin. A further staircase rises to the second floor and attic bedroom three.

- EARLY VIEWING ADVISED
- EXCITING OPPORTUNITY WITH LOTS OF POTENTIAL
- OPEN PLAN LOUNGE & DINING ROOM
- WEST FACING GARDEN WITH NO THIRD PARTY ACCESS
- THREE BEDROOMS
- THREE PIECE SUITE BATHROOM
- SOUGHT AFTER LOCATION
- AMENITIES, WELL REGARDED LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Steps lead to the front entrance door. Shared access leads to the west facing rear garden which has 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 B.

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.



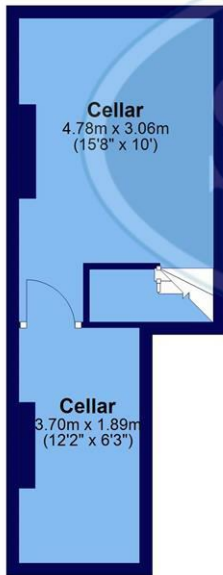
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



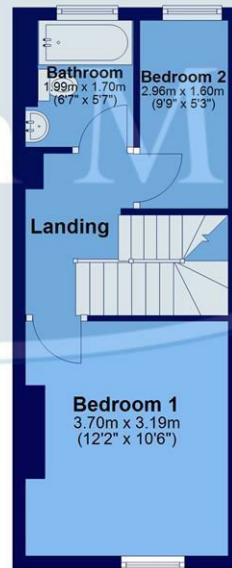
Basement

Approx. 21.8 sq. metres (234.4 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



Second Floor

Approx. 19.5 sq. metres (209.9 sq. feet)



Total area: approx. 99.8 sq. metres (1074.5 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales		63	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(35-34)	D		
(21-20)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		57	87