

Saxton Mee



Headland Road Crosspool Sheffield S10 5FY
Price Guide £450,000



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GUIDE PRICE £450,000-£475,000 ** FREEHOLD ** WEST FACING REAR GARDEN ** Situated within the highly desirable suburb of Crosspool is this effectively extended, four bedroom semi detached property which enjoys a lovely west facing rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Located on this sought-after road with local amenities, well regarded local schools and easy access into Sheffield City Centre and open countryside. Tastefully decorated throughout the well presented living accommodation briefly comprises front entrance porch with access into the entrance hall with under stair storage and access into a downstairs shower room, lounge and the dining room. The lounge to the front has a lovely bay window, while the centre piece is the Gazco gas fired stove. The generous dining room leads into the kitchen which has a range of wall, base and drawer units with complementary work tops. There is space for an oven with extractor above along with housing and plumbing for a washing machine and dishwasher. French doors open onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the principal bathroom. The master has a lovely bay allowing lots of natural light and benefits from fitted wardrobes. Double bedroom two overlooks the rear garden and has ample space for furniture. Bedroom four is front facing and currently used as a dressing room. The bathroom comes with a three piece suite including bath, WC, wash basin and houses the modern boiler. A further staircase rises to the second floor and attic bedroom three which has a large dormer window to the rear aspect and a Velux to the front. EPC Rating to follow.

- EARLY VIEWING ADVISED
- LOVEY FAMILY HOME WITH FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN/DINER
- WEST FACING GARDEN
- DRIVEWAY & GARAGE
- SOUGHT-AFTER-LOCATION





OUTSIDE

To the front is a small low maintenance garden with a driveway. Double gates then to the side of the house where the drive extends to a detached single garage. The rear garden has a lawn and a timber garden shed. Both the garage and shed are supplied with electricity.

LOCATION

Headland Road is a popular location which benefits from a comprehensive range of shopping facilities which include a Tesco Express, a Spar supermarket, butchers, greengrocers, newsagents, and some fantastic independent restaurants. There are excellent local schools found nearby including Lydgate Infants/Juniors and Tipton Secondary School. The beautiful open spaces of the Peak District are just a short drive away while in the opposite direction Sheffield City Centre is accessible via regular bus routes.

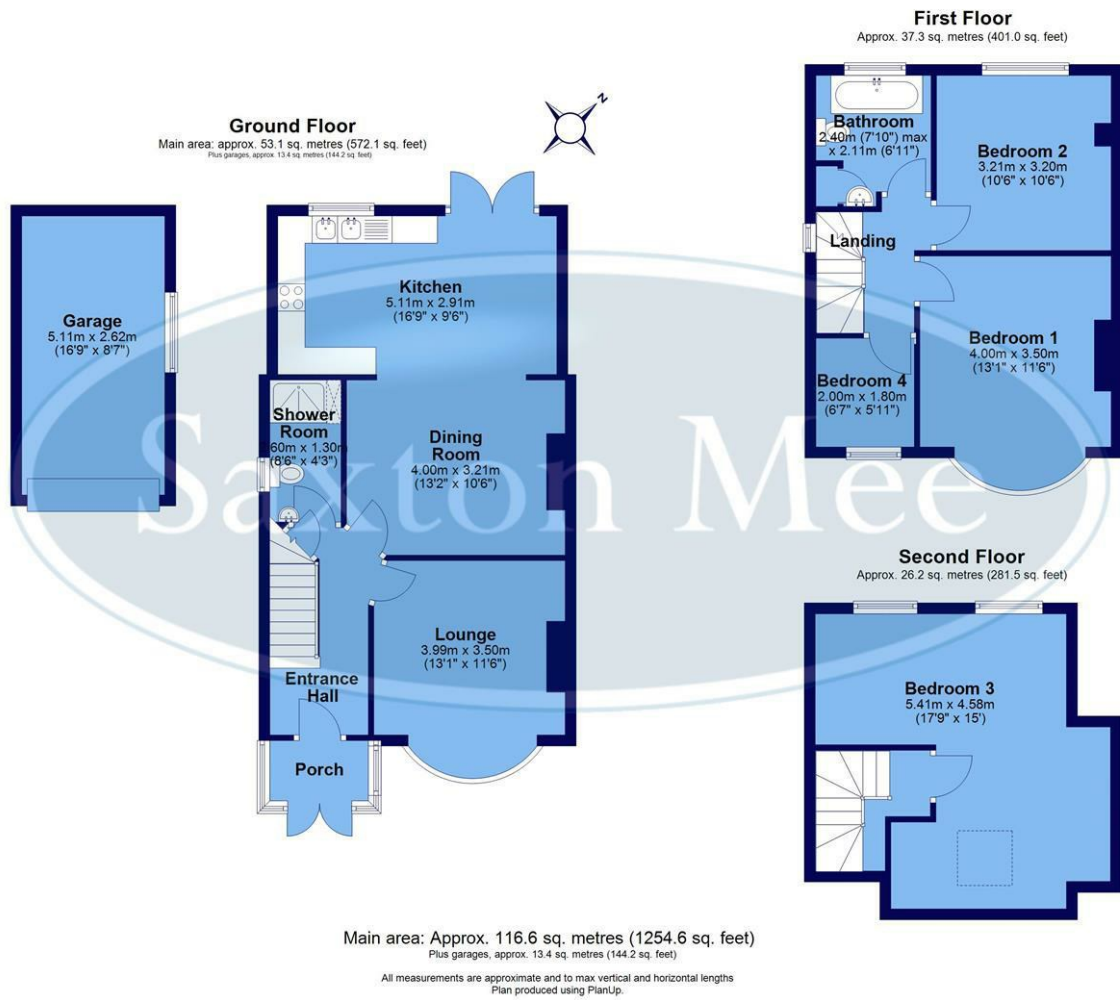
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(81-111) A	
(81-91) B		(61-80) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	81		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC