



Netherfield Road Crookes Sheffield S10 1RB
Offers Around £265,000

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Located in the heart of Crookes, is this delightful three bedroom mid-terrace house which has a private rear garden and boasts two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own. This property provides easy access to local amenities, schools, and parks, making it ideal choice for families. The vibrant community and friendly neighbourhood add to the appeal of this lovely home. The property benefits from uPVC double glazing and gas central heating and briefly comprises front entrance door which opens into the lounge which has a front facing window allowing natural light, stripped floorboards, built-in alcove shelving and storage as well as a log burning stove. A door opens into the inner lobby with access into the dining room again with stripped floorboards, space for an American style fridge freezer and access to the cellar head. An opening leads 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 as well as housing and plumbing for a washing machine and tumble dryer. Rear entrance door. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is a good size double, has a front facing window, ornate fireplace and an under stair storage cupboard. Bedroom two is a large single and overlooks the rear garden. The bathroom comes with a modern three piece suite including bath with overhead shower, glass shower screen, heated towel rail, WC and wash basin. A further staircase rises to the second floor and double bedroom three with a Velux window. There is a dressing room with fitted wardrobes, eaves storage and a Velux window.

- EARLY VIEWING ADVISED
- THREE BEDROOM MID-TERRACE
- TASTEFULLY DECORATED THROUGHOUT
- PERIOD FEATURES
- OPEN PLAN KITCHEN DINER
- ATTIC BEDROOM WITH DRESSING AREA
- PRIVATE GARDEN WITH NO THROUGH ACCESS
- LOW MAINTENANCE GARDEN
- AMENITIES, PUBLIC TRANSPORT AND LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

There is a private garden to the rear with no through access, low maintenance with artificial grass, raised beds and a 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 Leasehold with a term of 800 years running from the 31st December 1899. The property is currently Council Tax Band A.

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.

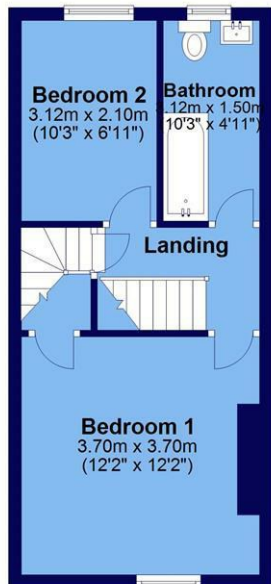
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



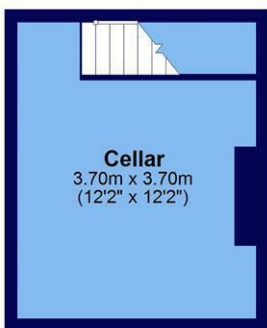
Second Floor

Approx. 20.7 sq. metres (222.9 sq. feet)



Cellar

Approx. 17.0 sq. metres (183.4 sq. feet)



Total area: approx. 107.5 sq. metres (1157.2 sq. feet)

All measurements are approximate
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		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-10)	D		
(1-10)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	55