

Saxton Mee



Tapton Hill Road Crosspool Sheffield S10 5GB
Offers Around £265,000



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Sheffield S10 5GB

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**** SOUTH FACING REAR GARDEN ** NO CHAIN **** Welcome to this charming four bedroom terrace property located on Tapton Hill Road in the desirable area of Crosspool which enjoys a private rear garden with no third party access and benefits from uPVC double glazing and gas central heating. There are a range of amenities close-by, well regarded schools, public transport links and easy access into Sheffield City Centre. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. Neutrally decorated throughout the living accommodation briefly comprises front door which opens into the lounge a front window allowing natural light, while the focal point is the modern fireplace. Access into the inner lobby and the spacious kitchen/diner which has a range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a fridge, freezer, washing machine, microwave oven and electric oven. There is ample space for a table and chairs, access to the cellar head and the cellar useful for storage. Rear entrance door. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master bedroom to the front is a good size with space for furniture. Bedroom two is to the rear of the property. The bathroom comes with a three piece suite including bath with electric shower over, WC and wash basin. A further staircase rises to the second floor and two further attic double bedrooms.

- EARLY VIEWING ADVISED
- SPACIOUS FOUR BEDROOM MID TERRACE
- PRIVATE REAR GARDEN WITH NO THIRD PARTY ACCESS
- LOUNGE & A GOOD SIZE KITCHEN
- CELLAR
- POPULAR RESIDENTIAL AREA
- LOCAL AMENITIES & WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the rear of the property is a private garden with no third party access over.

LOCATION

Crosspool is an incredibly sought-after area. You have a range of local shops/amenities within easy reach and excellent transport links including key bus routes into the city centre. It's a great spot for those looking to locate close to hospitals & universities, and there are a number of highly regarded schools in the area, both state and independent.

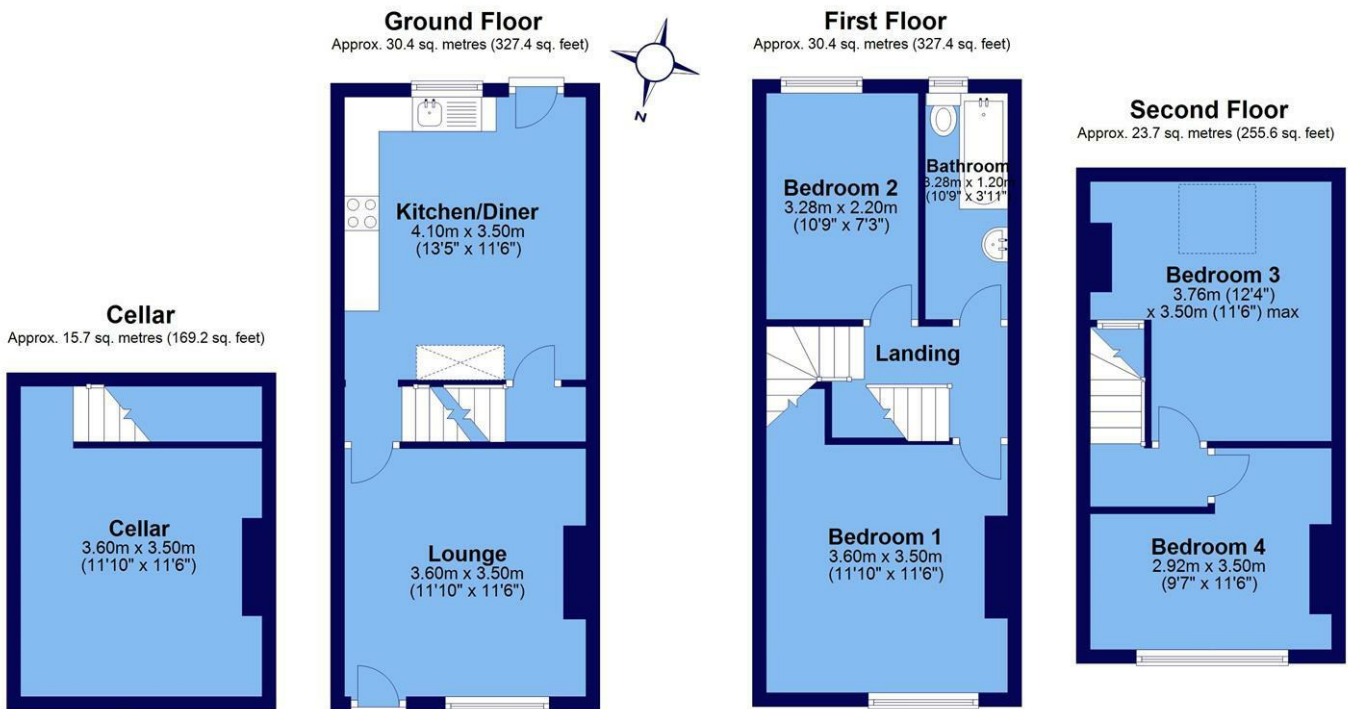
MATERIAL INFORMATION

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.



Total area: approx. 100.3 sq. metres (1079.6 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			
(92-100) 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			
		56	86
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		48	86
England & Wales		EU Directive 2002/91/EC	