



Conduit Road Crookes Sheffield S10 1EW
Offers Around £575,000

Conduit Road

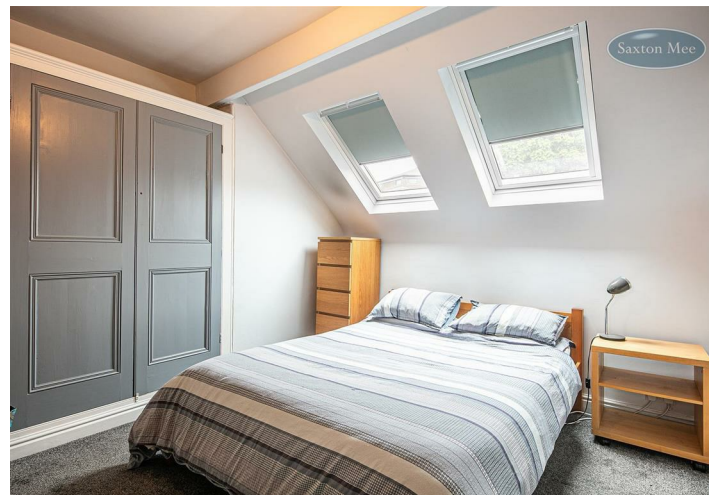
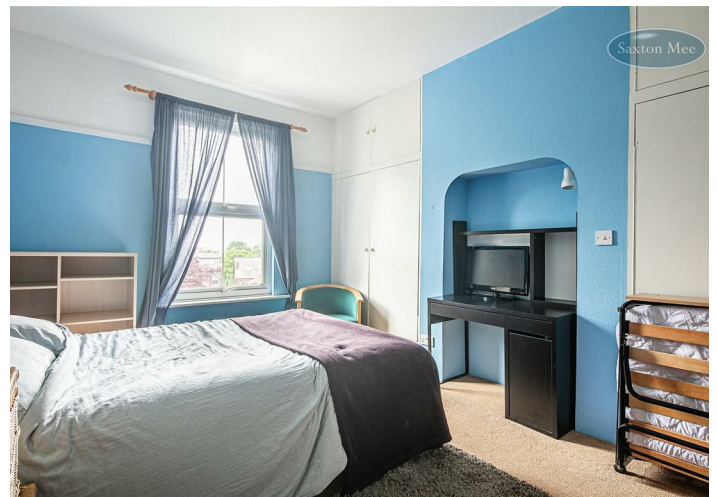
Sheffield S10 1EW

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Viewing is essential to appreciate the spacious accommodation of this stone and bay fronted, five bedroom, two bathroom semi-detached property located in the delightful area of Crookes. This early 20th-century property boasts a perfect blend of character including high ceilings and skirting boards, coving, ornate ceilings and original doors with modern living, making it an ideal home for families or those looking for extra space. The property benefits from a detached garage and a lovely rear garden, as well as being located in this sought after area with the convenience of local amenities, schools and parks right at your doorstep. In brief, the living accommodation comprises front door which opens into the entrance hall with a downstairs WC, which houses the modern gas boiler. There is a side entrance door and access to the cellar which offers excellent storage. Access into the lounge, sitting room and the kitchen. The lounge to the front has a bay window along with the original fireplace with a cast iron open fire. The sitting room has a lovely curved bay window along with a cast iron stove with a stone hearth. The extended kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include a double electric oven, dishwasher, washing machine and housing for a fridge freezer. The kitchen flows into the dining room with Velux windows and uPVC French doors which open onto the rear. From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the bathroom. Bedrooms one and two are good size doubles, bedroom one has a feature fireplace while bedroom two has fitted storage. The spacious bathroom comes with a three piece suite including bath, WC and wash basin. A further staircase rises to the second floor and two further double bedrooms and a shower room with WC and wash basin.

- VIEWING IS A MUST!
- FIVE BEDROOMS & TWO BATHROOMS
- TWO LARGE RECEPTION ROOMS WITH A SEPARATE BREAKFAST KITCHEN
- DETACHED GARAGE & FABULOUS REAR GARDEN
- OVER 2,090 SQUARE FOOT OF ACCOMMODATION
- LOCAL AMENITIES, SCHOOLS & EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the front of the property is a low stone wall enclosing a garden. Access to the front and side entrance door. This leads to the good size rear garden which is mostly laid to lawn. Brick built outbuilding. Accessed from Conduit Lane is the detached garage.

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

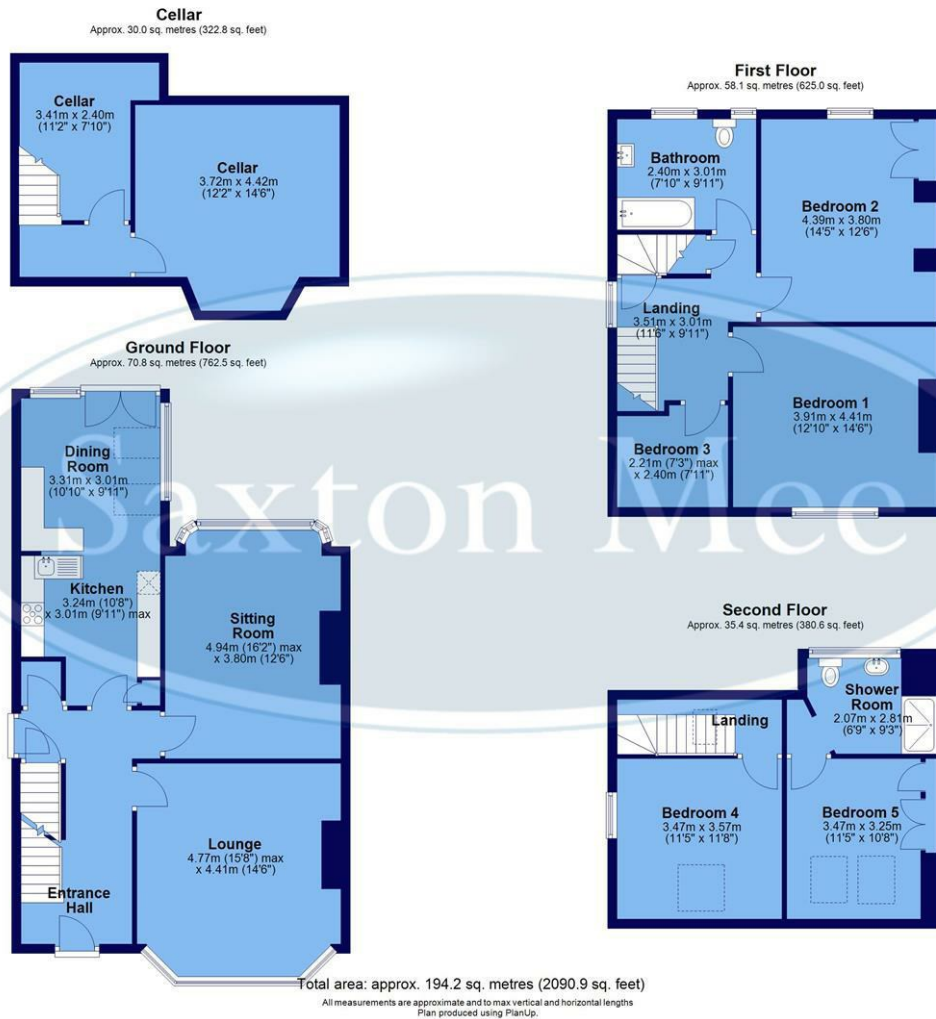
The property is Leasehold with a term of 800 years running from the 25th December 1902.

The property is currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

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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