

# Saxton Mee



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Springvale Road Crookes Sheffield S10 1LN  
Guide Price £220,000

**St Luke's**  
Sheffield's Hospice



# Springvale Road

Sheffield S10 1LN

Guide Price £220,000

GUIDE PRICE £220,000-£230,000 Situated in the heart of Crookes with excellent amenities close-by is this stone and bay fronted, three bedroom terrace property which benefits from no onward chain, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front uPVC door which opens into the lounge with a lovely bay window allowing lots of natural light, while the focal point of the room is the feature fireplace. A door then opens into the inner lobby with access into the dining room, again with a feature fireplace and shelving to one side of the chimney breast. Access into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the four gas ring hob with extractor above. There is an integrated electric oven along-with housing and plumbing for a washing machine. There is a wall mounted gas boiler and a side uPVC entrance door. From the dining room, a door gives access to the cellar head with steps leading down to the cellar being of similar size to the lounge. From the inner lobby, 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 benefits from a storage cupboard under the attic stairs. Bedroom two is a good size single and overlooks the rear. The bathroom comes with a modern and contemporary three piece suite including bath with shower attachment, WC and wash basin set in a vanity unit. A further staircase rises to the second floor and attic bedroom three.

- VIEWING RECOMMENDED
- THREE BEDROOM STONE & BAY FRONTED MID TERRACE
- LOUNGE, DINING ROOM & OFF SHOT KITCHEN
- CELLAR
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- AMENITIES CLOSE-BY







**OUTSIDE**

Front garden area with steps and a path leading to the entrance door. Shared access leads to the rear garden which has a patio and a brick built outbuilding.

**LOCATION**

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to Sheffield City Centre.

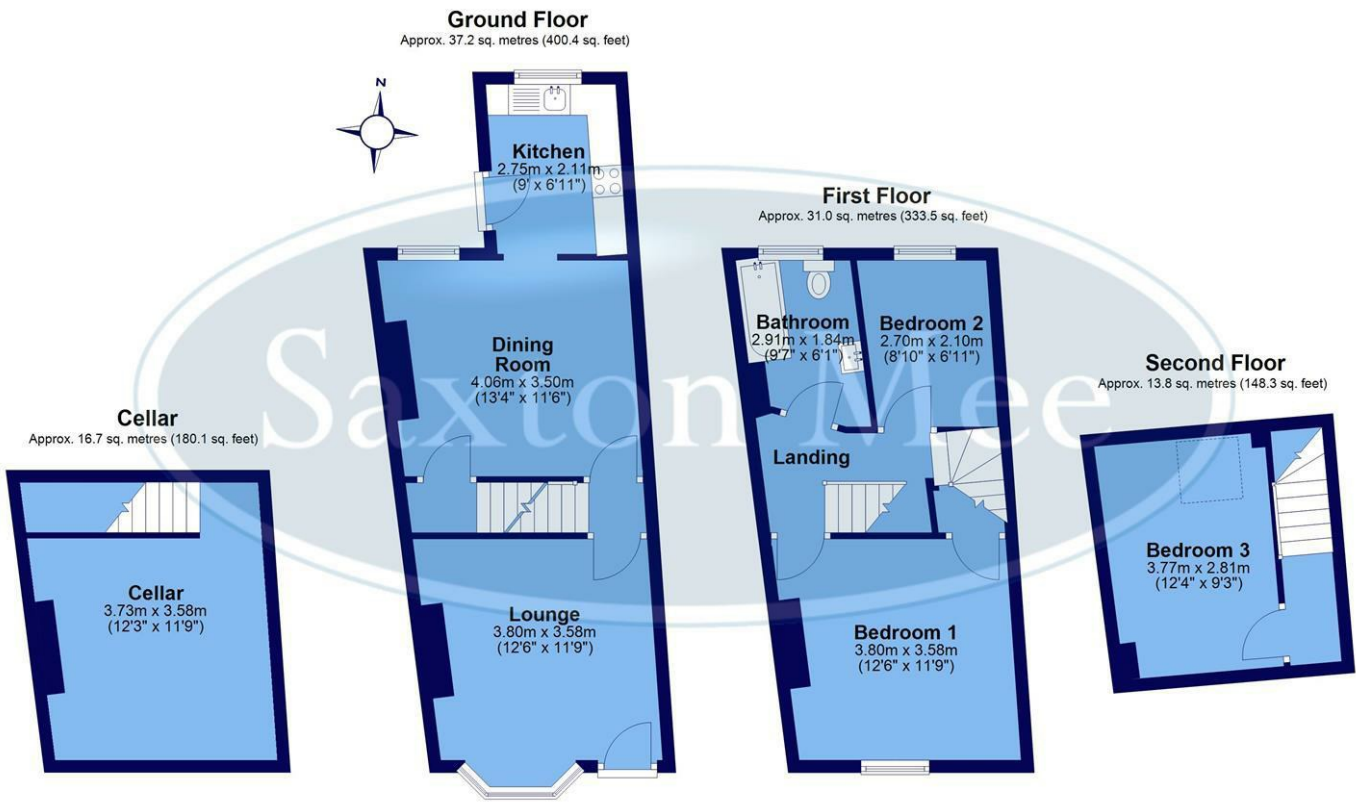
**MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 23rd September 1900. The property is currently Council Tax Band B.

**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.



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)  
 All measurements are approximate and to max vertical and horizontal lengths  
 Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	<b>87</b>	<b>61</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-101) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>			
(1-20) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		