



Stannington View Road Crookes Sheffield S10 1SR
Offers Around £200,000

Stannington View Road

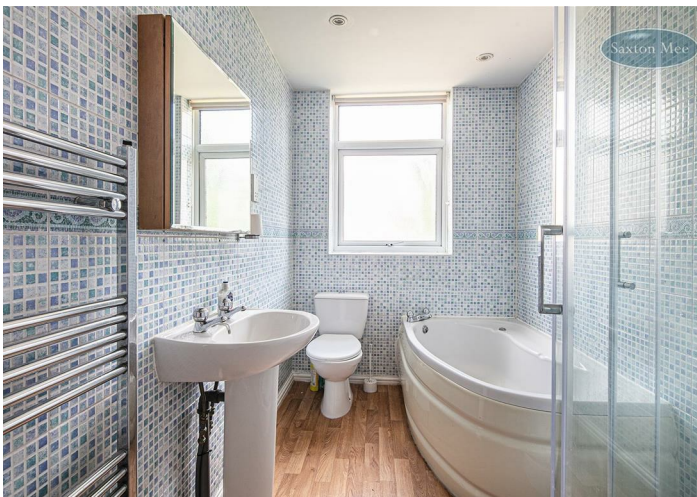
Sheffield S10 1SR

Offers Around £200,000

**** NO CHAIN **** Ideal for a first time buyer is this two bedroom terrace property which has a rear garden with no third party access and benefits from double glazing and gas central heating. Located in the highly desirable area of S10. Within easy access to Sheffield University, local hospitals, and with an array of local shops, pubs and shopping markets. The property is ideally situated for good school catchment including Lydgate Infant school, Lydgate Junior school and Tupton Secondary school. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises, front door which opens into the lounge with a large front window allowing natural light and a feature fireplace. A door then opens into the kitchen/diner having a range of units with work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. There is an integrated oven along with housing and plumbing for a washing machine. There is access into the utility/rear entrance porch. From the kitchen, a staircase rises to the first floor landing with access into bedroom one which is superb size with ample space for furniture. The bathroom comes with a four piece suite including shower cubicle, corner bath, WC and wash basin. A further staircase rises to the second floor and attic bedroom two. Again this is a fantastic size and benefits from access to eaves storage.

- EARLY VIEWING ADVISED
- IDEAL FOR A FIRST TIME BUYER
- IN NEED OF SOME UPGRADING
- FOUR PIECE SUITE BATHROOM
- TWO GENEROUSLY PROPORTIONED BEDROOMS
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- SOUGHT AFTER LOCATION
- AMENITIES, WELL REGARDING SCHOOLS & PUBLIC TRANSPORT
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is a private garden with no third party access.

LOCATION

The property located in the highly desirable area of S10. Easy access to the Sheffield University, with an array of local shops, pubs and shopping markets. The property is ideally situated for good school catchment.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 24th June 1888. 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. 28.9 sq. metres (310.8 sq. feet)



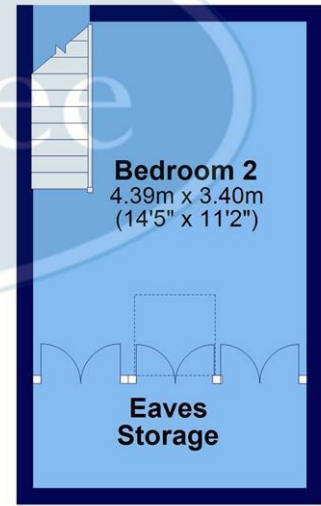
First Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



Second Floor

Approx. 19.7 sq. metres (211.5 sq. feet)



Total area: approx. 75.6 sq. metres (813.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92-101) A	(92-101) A	(81-91) A	(81-91) A
(81-91) B	(81-91) B	(69-80) B	(69-80) B
(69-80) C	(69-80) C	(55-68) C	(55-68) C
(55-68) D	(55-68) D	(39-54) D	(39-54) D
(39-54) E	(39-54) E	(21-38) E	(21-38) E
(21-38) F	(21-38) F	(1-20) F	(1-20) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
65	86	60	84
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC