



Benty Lane Crosspool Sheffield S10 5NF
Guide Price £375,000

Benty Lane

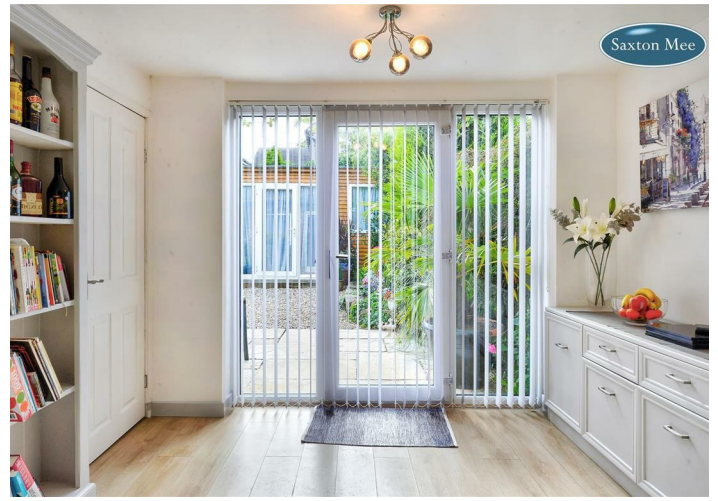
Sheffield S10 5NF

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GUIDE PRICE £375,000-£395,000 ** SOUTH-WEST FACING REAR GARDEN ** Situated in this extremely sought after area of Crosspool is this three bedroom, bay fronted semi detached property which enjoys a south-west facing rear garden with garden room and benefits from a rear extension, a driveway providing off-road parking, uPVC double glazing, gas central heating along with a full re-wire which was done three years ago and a new consumer unit. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front door which opens into the entrance hall with a storage cupboard. There is access into the lounge and the open plan kitchen/breakfast room and dining area. The lounge has a lovely bay window allowing lots of natural light. The hub of this home is the fantastic open plan kitchen/breakfast room and dining area, the focal point of the room is the exposed brick chimney breast with cast-iron multi-fuel stove. The kitchen has a modern and contemporary range of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and fridge freezer along with housing and plumbing for a washing machine. There is a side entrance porch and an opening which leads into a dining area which has access to the rear garden and a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, a storage cupboard with shelving, the three bedrooms and the bathroom. The master has a bay window making this a bright and airy space as well as ample space for furniture. Bedroom two is a good size double, has space for furniture and overlooks the rear garden. The bathroom comes with a modern and contemporary three piece suite including with bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- STUNNING FAMILY HOME
- SUPERB OPEN PLAN KITCHEN/BREAKFAST ROOM & DINING AREA
- SOUTH-WEST FACING GARDEN WITH GARDEN ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- SOUGHT AFTER LOCATION WITH WELL REGARDED LOCAL SCHOOLS & AMENITIES
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front of the property is a driveway providing off-road parking. There is shed/store down the side of the property. To the rear is a south-west facing garden which has a large garden room along with a patio and gravelled area.

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 Leasehold with a term of 800 years running from the 13th August 1958.
The property is currently Council Tax Band C.

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.

Ground Floor
Approx. 55.2 sq. metres (593.9 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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			
England & Wales		69	82
	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			
England & Wales		69	83
	EU Directive 2002/91/EC		