



**Hands Road Crookes Sheffield S10 1NA**  
**Offers Around £315,000**

# Hands Road

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**\*\*CHAIN FREE\*\* FREEHOLD \*\*** Offered to the open market with no onward chain is this impressive three bedroom semi-detached house which is located in the highly sought after area of Crookes S10. Deceptively spacious the property enjoys excellent sized rooms and has been extended on the ground floor by way of a large conservatory/garden room which allows for versatile accommodation. The property further benefits from a superb sized garden, off road parking and a single garage. While the property has recently been redecorated and had new carpets fitted, there is scope for further personal improvements to be made if so required.

In brief, the living accommodation comprises side door which opens into the entrance hall with access into the kitchen and the lounge. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include a double oven, five ring gas hob with extractor above along with housing and plumbing for a washing machine and an American style fridge freezer. The good sized lounge is neutrally decorated and has French doors leading into the extremely spacious garden room, this bright and airy space has access to the rear garden.

From the entrance hall, a staircase rises to the first floor landing which has access to two double bedrooms which each have fitted wardrobes. There is a slightly smaller 3rd double bedroom, and a well appointed bathroom which is fully tiled and has a contemporary four piece white suite that includes a separate shower enclosure, bath, WC and wash basin.

- CHAIN FREE
- OFF-ROAD PARKING & GARAGE
- SOUGHT-AFTER-LOCATION
- SOUTH FACING REAR GARDEN
- THREE BEDROOM SEMI-DETACHED PROPERTY
- KITCHEN, LOUNGE & GARDEN ROOM
- FOUR PIECE SUITE BATHROOM
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





## OUTSIDE

To the front of the property is a private lawned garden area, and a driveway which leads to a single garage. To the rear is a south facing garden that has a lawn area, a paved patio area, and planted beds.

## 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. Well regarded local schools including Tapton Secondary and Lydgate Infant and Junior. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

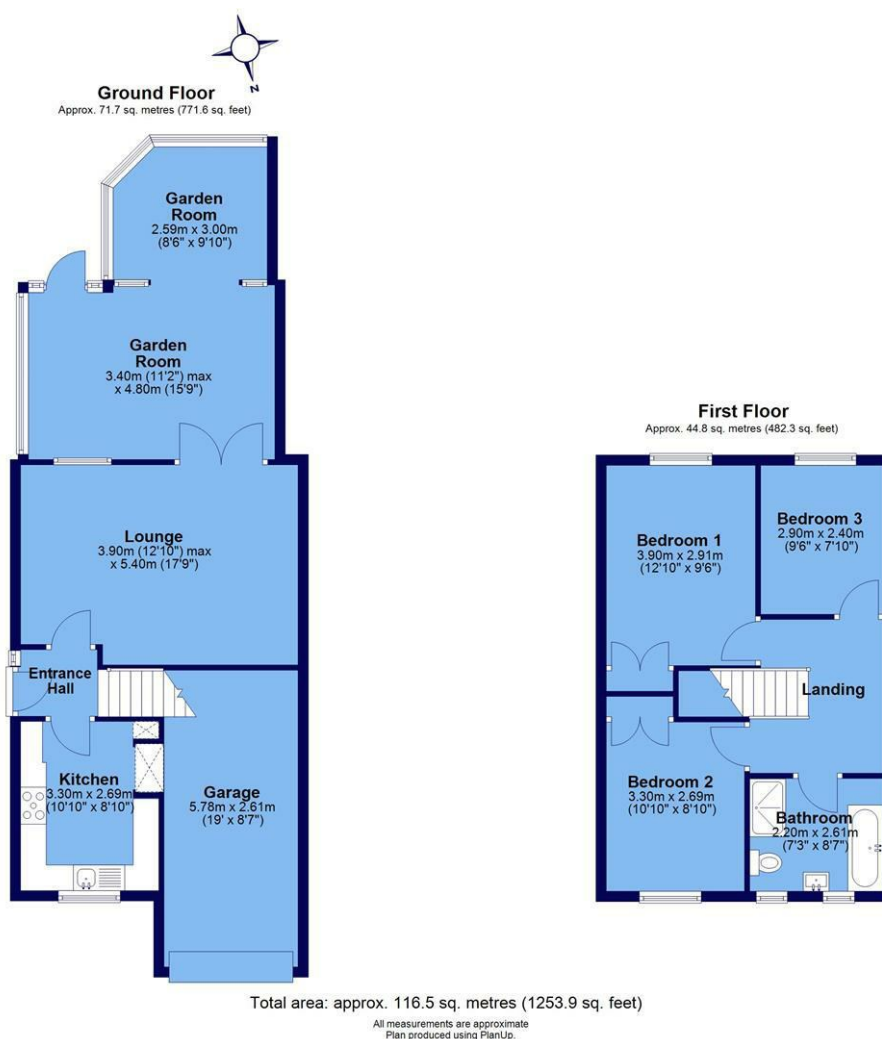
## MATERIAL INFORMATION

The property is Freehold and is currently Council Tax Band C.

## 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.



**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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

