



Kirkstall Road Sharro Vale Sheffield S11 8XJ  
£240,000



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Sheffield S11 8XJ

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**\*\* NO CHAIN \*\*** Located on this quiet no through road away from the hustle and bustle yet within walking distance of fashionable Sharrow Vale with its numerous independent shops, restaurant's and bars is this four bedroom mid terrace property which is in need of updating throughout and ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property has a south facing enclosed garden with no third party access and ideal for a first time buyer or investment opportunity.

Set over four levels (including the cellar) the living accommodation briefly comprises side entrance door which opens into a lobby with access into the both the lounge and the dining room. The lounge has a front window. The dining room has access to the cellar and the kitchen. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is an integrated oven, a four ring hob along with housing and plumbing for a washing machine and fridge.

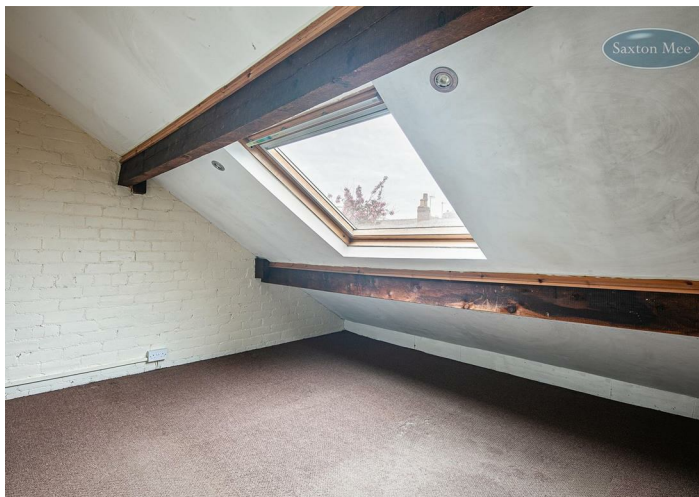
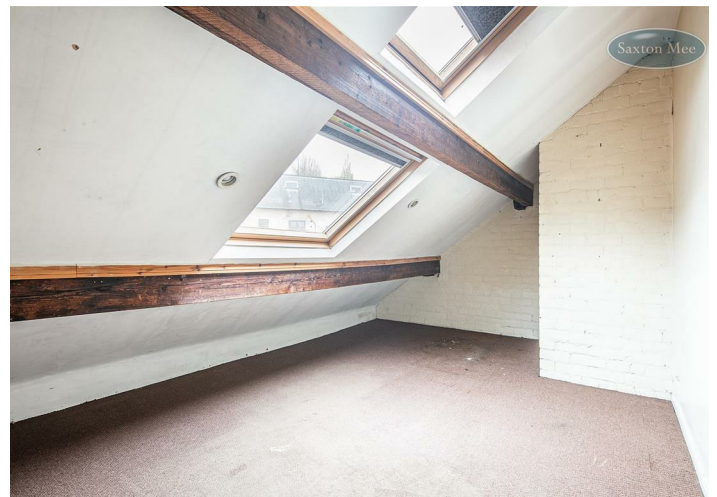
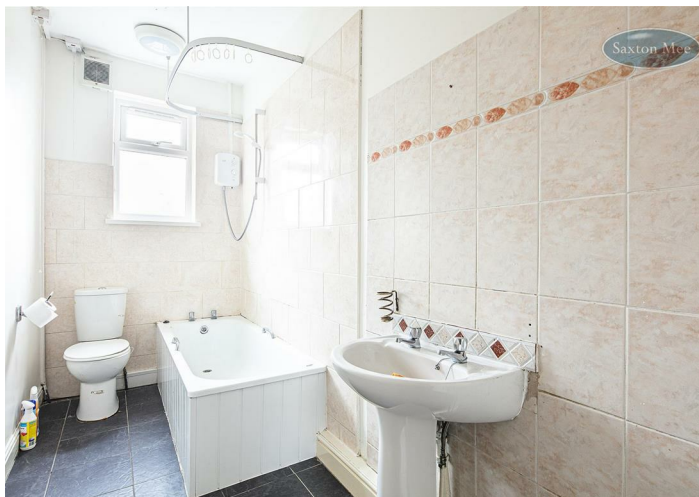
From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. Bedroom one is a good sized double and to the rear aspect. Bedroom two is to the front of the property.

A further staircase rises to the second floor and two further bedrooms.

- CHAIN FREE
- NEEDS UPDATING THROUGHOUT
- CUL-DE-SAC POSITION IN A POPULAR LOCATION
- EXCITING POTENTIAL
- IDEAL FOR A FIRST TIME BUYER & INVESTMENT OPPORTUNITY
- FOUR BEDROOMS
- LOUNGE, DINING ROOM & KITCHEN
- CELLAR
- SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- CLOSE TO AMENITIES







## OUTSIDE

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

## LOCATION

Sharrow Vale is a vibrant hot spot with an array of independent outlets, creating a buzz, and attracting a diverse range of buyers. It has highly regarded local schools, Endcliffe, Bingham, and Chelsea Park, as well as the Botanical Gardens, further recreational facilities, public transport and excellent transport links to the city centre, train station, hospitals, universities, and the Peak District.

## MATERIAL INFORMATION

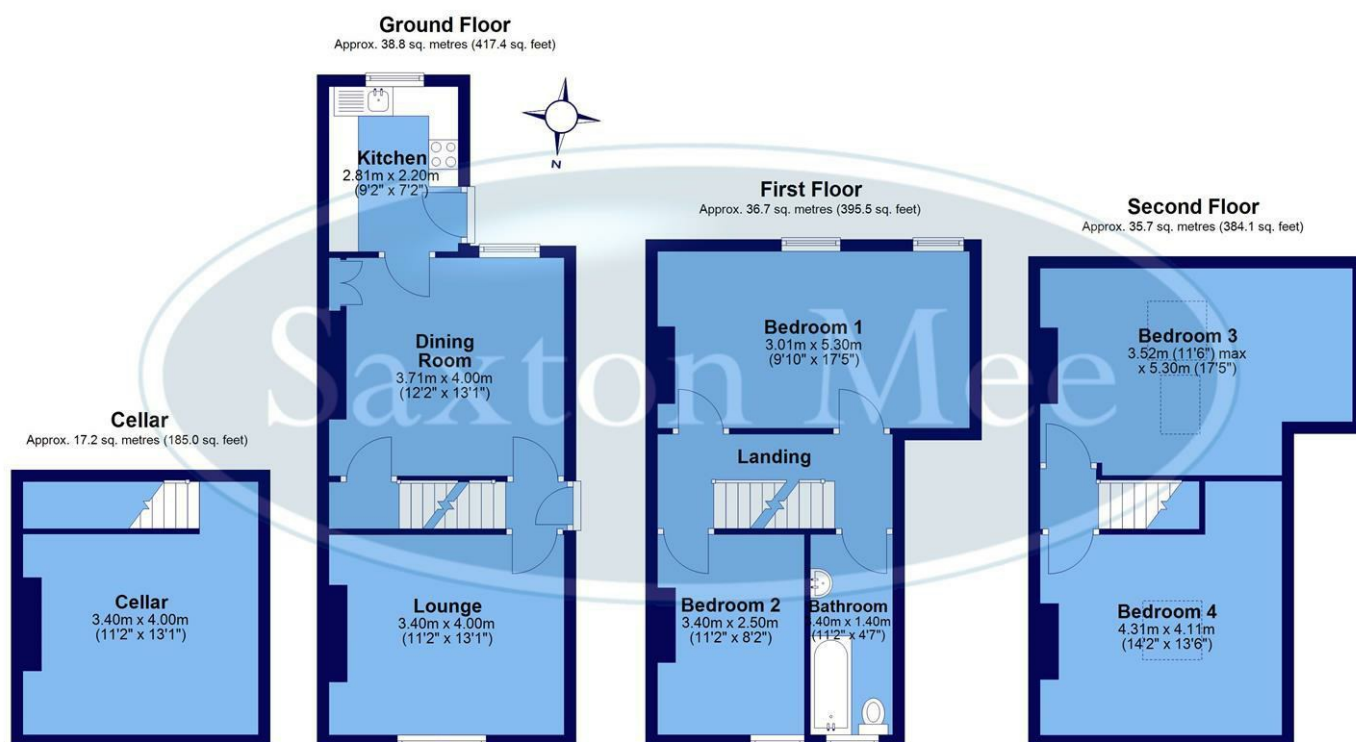
The property is Leasehold with a term of 800 years running from the 25th March 1893.

The property is currently Council Tax Band B.

## 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.



Total area: approx. 128.4 sq. metres (1381.9 sq. feet)

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

**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)

