



Lydgate Hall Crescent Crosspool Sheffield S10 5NE
Offers Around £460,000

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**** FREEHOLD **** Benefiting from a recent renovation is this three bedroom, bay fronted semi detached property which enjoys a west facing rear garden and benefits from a driveway providing off-road parking for several cars, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the living accommodation briefly comprises; enter through a front porch into the entrance hall with storage under the stairs, which houses the gas boiler. Access into the lounge and the kitchen/diner. The lounge has a lovely bay window, coving to the ceiling and ornate details, while the focal point is the log burner with exposed brick chimney. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. There is space for a Range cooker and integrated fridge and freezer. Tiled flooring flows throughout and there is an exposed chimney breast in the dining area. A lovely feature is the glass trap door which leads down to a cellar/old air raid shelter.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double with a bay window, fitted wardrobes and ample space for furniture. Double bedroom two overlooks the rear garden and has fitted wardrobes. Bedroom three is a single, currently used as a home office. The bathroom is fully tiled and has a chrome towel radiator along with a modern suite including freestanding roll top bath, separate shower enclosure, WC and wash basin.

- HIGHLY SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN DINER
- TWO DOUBLES AND A LARGE SINGLE BEDROOM
- WEST FACING REAR GARDEN
- WELL APPOINTED FAMILY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCELLENT LOCAL AMENITIES/SCHOOL CATCHMENT
- IDEALLY LOCATED FOR EASY ACCESS TO CITY CENTRE
- GENEROUS OFF ROAD PARKING FOR SEVERAL CARS
- DETACHED GARAGE WITH INSPECTION PIT





OUTSIDE

To the front of the property is a driveway providing off-road parking for several cars. The west facing garden to the rear has a lawn, patio and planted beds along with a garden shed and raised border to the rear. There is a detached single garage which has electrics and an inspection pit.

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 Freehold and currently Council Tax Band C.

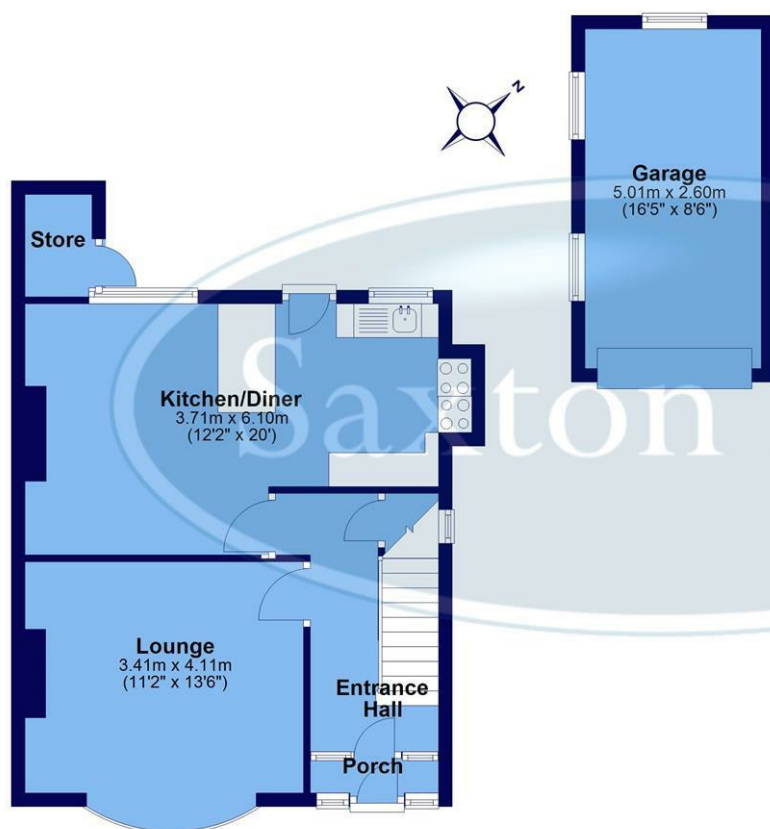
VALUER

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.

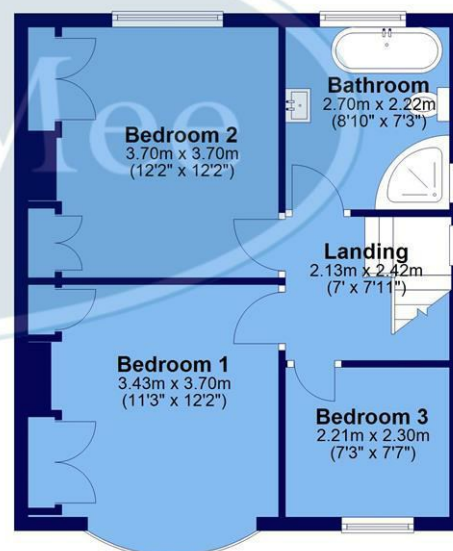
Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 104.1 sq. metres (1120.0 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			
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			
EU Directive 2002/91/EC			