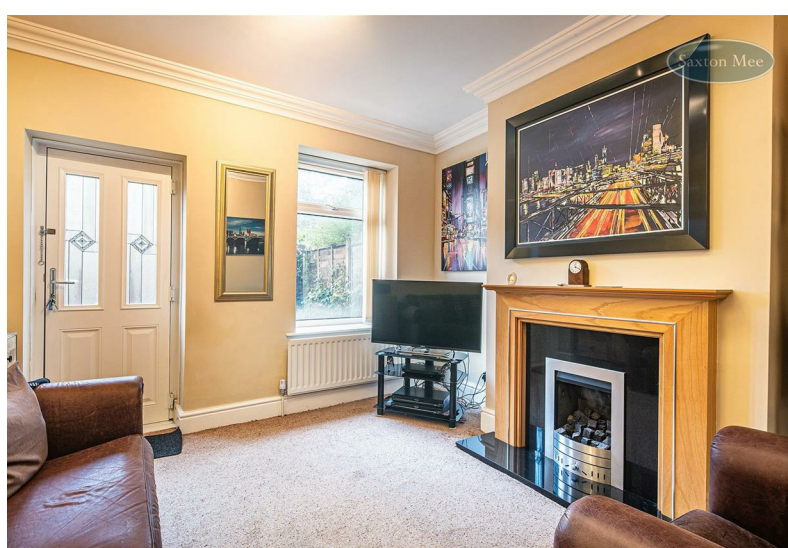




Bradley Street Crookes Sheffield S10 1PA
Offers Around £220,000

Bradley Street

Sheffield S10 1PA

Offers Around £220,000

Located on this popular residential road in this sought after area of Crookes is this two bedroom terrace property which benefits from a south-east facing rear garden with no third party access, uPVC double glazing and gas central heating. Ideally located to an array of local amenities, schools, transport links and a good selection of pubs, restaurants and takeaways as well as easy access to Sheffield City Centre.

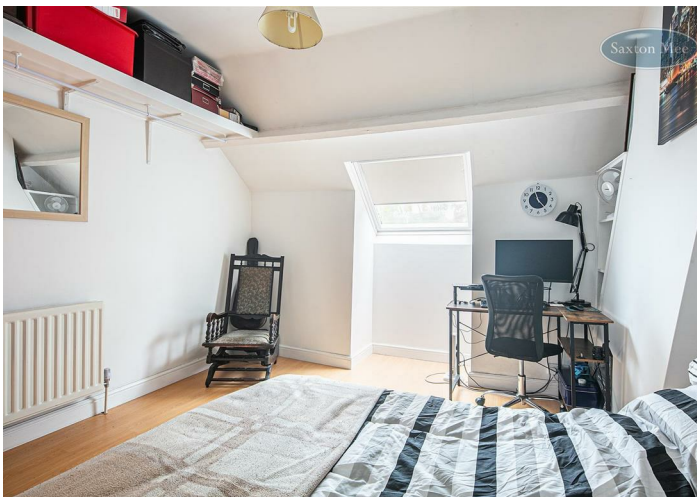
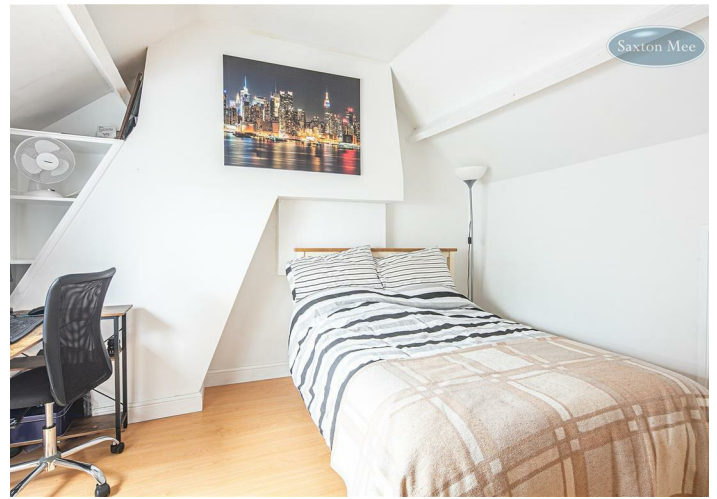
Set over four levels (including the cellar) the living accommodation briefly comprises: enter through a front entrance door into the kitchen which has a range of units with shaker style doors and a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with the wall mounted gas boiler. There is a tiled floor and access to the cellar. A door then opens into the lounge with ceiling coving, a feature fire place with gas fire, and a composite door opening to the rear garden.

From the kitchen, a staircase rises to the first floor landing with access into the principal bedroom and the bathroom. The principal double bedroom is to the rear aspect and has ceiling coving. The spacious contemporary bathroom is fully tiled and has a white suite including bath with overhead shower, WC and wash basin.

Stairs then rise to attic bedroom two which has a Velux window, laminate flooring, and eaves storage.

- STONE FRONTED MID TERRACE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- NEUTRAL DECOR THROUGHOUT
- PRIVATE ENCLOSED GARDEN TO REAR
- IDEAL FIRST TIME BUY
- DOUBLE GLAZED/GAS CENTRAL HEATING
- POTENTIAL TO PERSONALISE
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the rear is a south-east facing garden with no third party access, which is mainly block paved, along with a planted bed, and a timber shed.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1892.

The property is currently Council Tax Band A.

VALUER

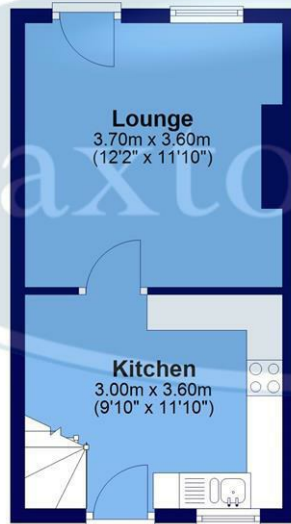
Chris Spooner ANAEA

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.



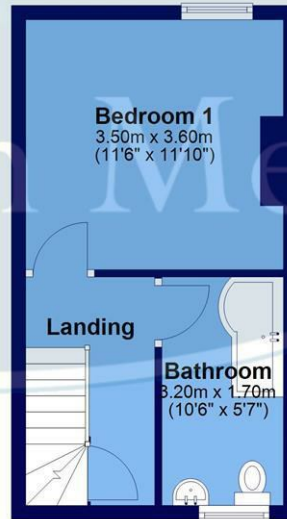
Ground Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



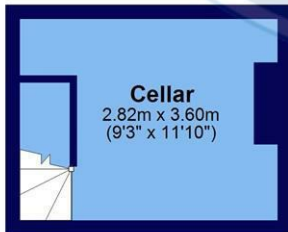
Second Floor

Approx. 15.5 sq. metres (166.6 sq. feet)



Cellar

Approx. 10.1 sq. metres (109.2 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	79
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			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	81
EU Directive 2002/91/EC			