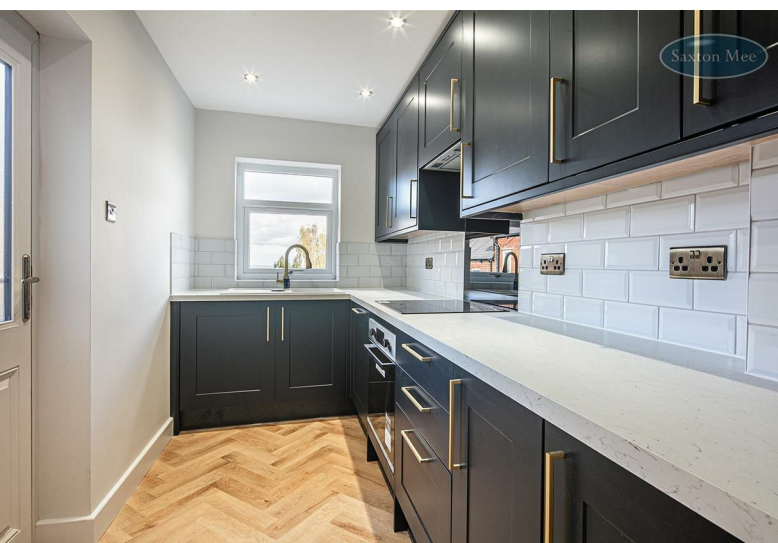




Leamington Street Sheffield S10 1LW
Offers In The Region Of £300,000

Leamington Street

Sheffield S10 1LW

Offers In The Region Of £300,000

**** NO THIRD PARTY ACCESS OVER THE REAR **** Benefiting from a full refurbishment is this four double bedroom, two bathroom end terrace property which enjoys a low maintenance rear garden and impressive views to the rear. Improvements include a new roof, an air source heat pump, fully insulated, new electrics, new plumbing, new heating, new kitchen and bathrooms, and new floor coverings. The property is ideally located within the popular area of Crookes S10 with easy access to the various University campuses and main city hospitals.

Neutrally decorated throughout, the spacious and well presented living accommodation briefly comprises: enter through a front door into the lounge with a front window and attractive flooring which continues throughout the ground floor. Access into the inner lobby with a door opening into the dining room which flows into the kitchen. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer along with a range of integrated appliances. From the dining room, a door opens to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor with access into two bedrooms and the family bathroom. The principal bedroom is a good sized double to the front aspect. Double bedroom two is to the rear aspect. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

A further staircase rises to the second floor landing with access into two further double bedrooms with the added advantage of a shower room with WC and wash basin.

- EARLY VIEWING ADVISED
- FULLY REFURBISHED THROUGHOUT
- FOUR BEDROOMS & TWO BATH/SOWER ROOMS
- LOUNGE
- DINING ROOM & KITCHEN
- LOW MAINTENANCE GARDEN
- CELLAR
- IMPRESSIVE REAR VIEWS
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is a low maintenance garden with no third party access and an Indian stone patio.

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. The area benefits from regular bus routes and link roads to the motorway network. The property is also perfectly positioned for access to the City Centre, main City Hospitals and various University campuses.

MATERIAL INFORMATION

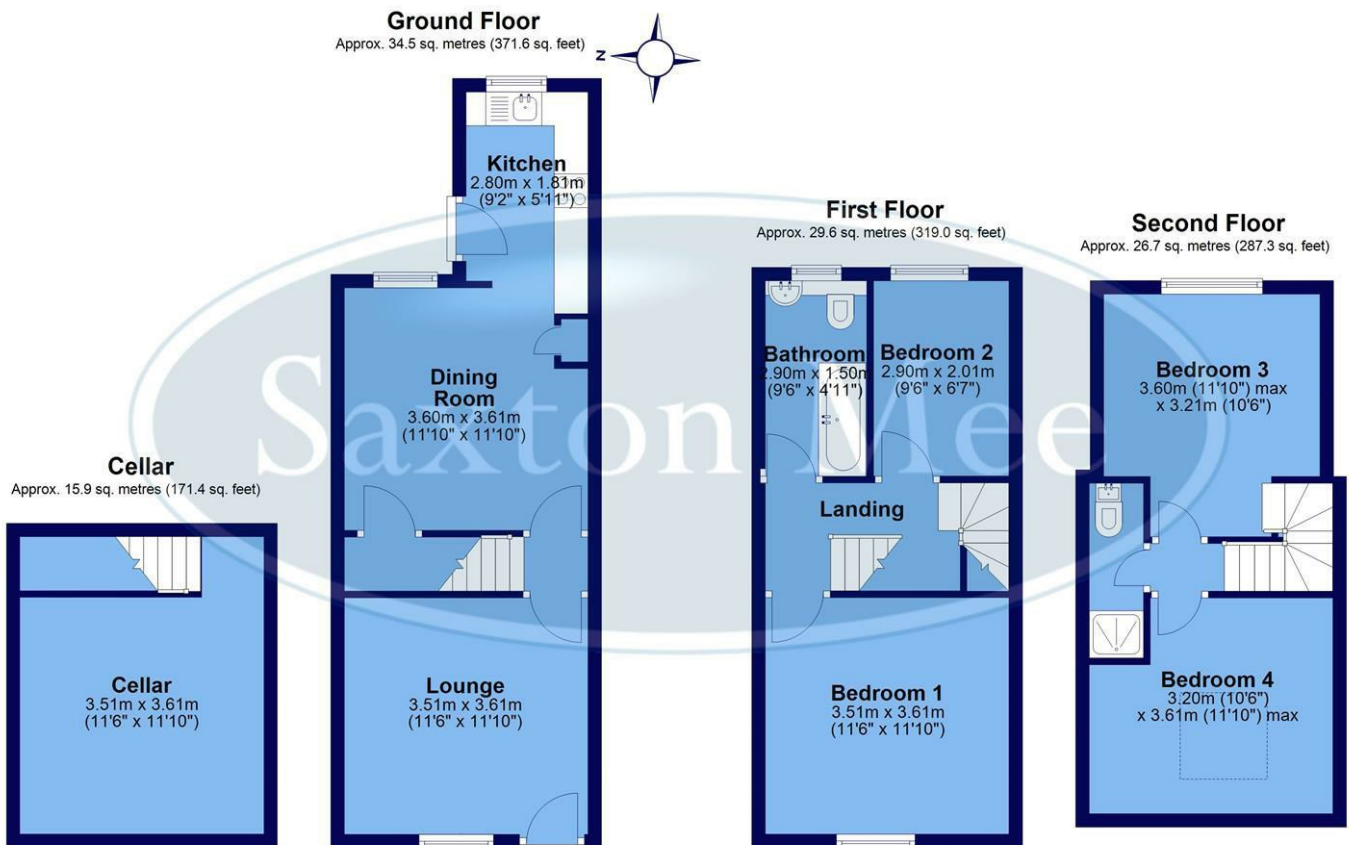
The property is Leasehold with a term of 800 years running from the 29th September 1900.

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.



Total area: approx. 106.8 sq. metres (1149.2 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

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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	
(41-54) E	
(21-40) 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	
(41-54) E	
(21-40) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC