

Saxton Mee



**Barber Place Crookesmoor Sheffield S10 1EG**  
**Offers Around £215,000**

**St Luke's**  
Sheffield's Hospice

# Barber Place

Sheffield S10 1EG

Offers Around £215,000

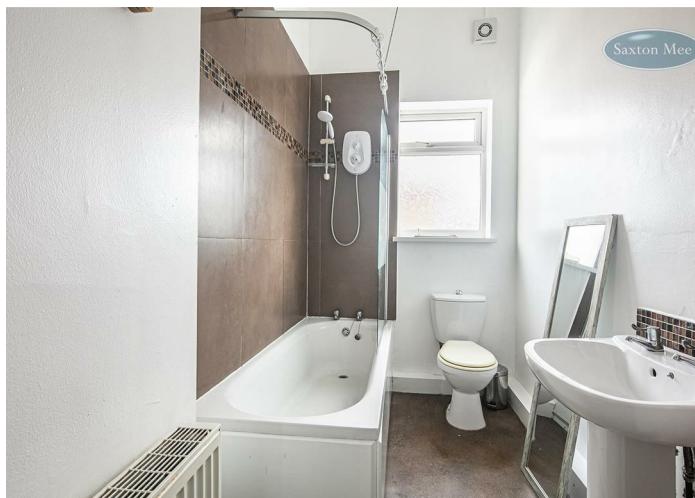
Saxton Mee

**\*\* CHAIN FREE \*\* POTENTIAL TO UPDATE \*\* ACCOMMODATION OVER FOUR FLOORS \*\*** Positioned within this conveniently located area of Sheffield which is extremely popular for students and young professionals, is this deceptively spacious three/four bedroom stone fronted end of terrace house. Offered to the open market with no onward chain, the property has been well maintained, and now represents an exciting opportunity to be updated cosmetically to your own personal taste.

Briefly the accommodation comprises a lounge and a dining kitchen on the ground floor, a snug and a double bedroom on the lower ground, two bedrooms and a bathroom on the first floor, and a double bedroom in the attic space. The property benefits from modern gas central heating, double glazed windows and residents parking permits which can be applied for with Sheffield City council.

- CHAIN FREE
- END OF TERRACE HOUSE
- STONE FRONTED
- THREE/FOUR BEDROOMS
- POTENTIAL TO UPDATE
- DECEPTIVELY SPACIOUS
- CONVENIENT LOCATION
- SUPERB LOCAL AMENITIES
- CLOSE TO UNIVERSITIES
- EASY ACCESS TO CITY CENTRE





## OUTSIDE

To the rear is a low maintenance yard which has no through access from neighbouring properties.

## LOCATION

Situated in this sought after and convenient location, ideal for students of the Universities and Teaching Hospitals which are just a short stroll away. Excellent amenities can be found on Barber Road and in turn easy access to central Sheffield is possible via foot, bike or regular bus routes. A range of well established popular bars and eateries can also be found on the doorstep.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1877.

The property is currently Council Tax Band B.

## VALUER

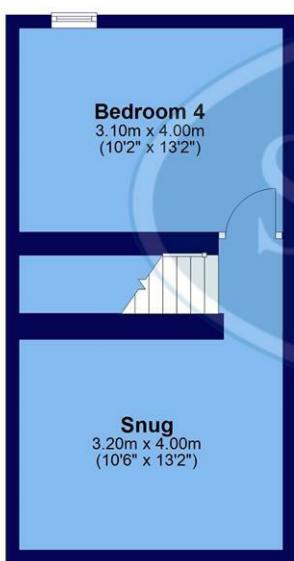
Chris Spooner ANAEA

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.



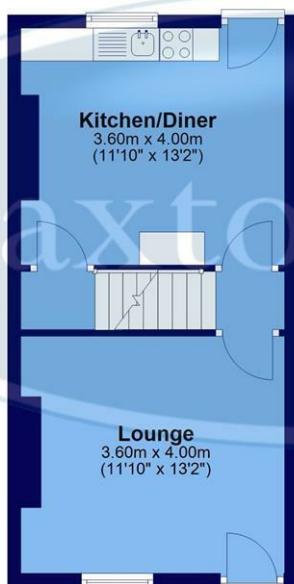
## Basement

Approx. 31.7 sq. metres (341.5 sq. feet)



## Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



## Second Floor

Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 111.6 sq. metres (1201.8 sq. feet)

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

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[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	
(B1-B4) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	
(B1-B4) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales