

Saxton Mee



**Toftwood Road Crookes Sheffield S10 1SL**  
**Offers In The Region Of £250,000**

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

# Toftwood Road

Sheffield S10 1SL

**Offers In The Region Of £250,000**

**\*\* INTEGRAL TANDEM GARAGE \*\* NEW HEATING SYSTEM IN 2019 \*\* UPDATED KITCHEN & BATHROOM \*\* VIEWS TO REAR \*\*** Located on this popular road within the sought after area of Crookes S10 is this impressive two double bedroom mid terraced house which has been greatly improved by the current owners. Benefiting from a full gas central heating system, new kitchen, new bathroom, redecoration and floor coverings since 2019, the property is ideal for a first time buyer or someone looking for a property that doesn't require any work.

Spread over three floors, the accommodation briefly comprises a south facing lounge that has floor to ceiling windows, a feature fireplace and wood effect flooring, a kitchen diner that has a range of fitted cupboards with space for free standing appliances, a master bedroom that has a fitted wardrobe, a second double bedroom to the rear which enjoys fabulous views, and a well appointed bathroom that has a white suite including a shower over the bath.

On the lower ground there is a spacious utility area, and a tandem garage which offers versatile potential. The garage is access from the rear via Bole Hill Lane.

- WELL PRESENTED THROUGHOUT
- MAJOR RENOVATION SINCE 2019
- FULL GAS CENTRAL HEATING SYSTEM
- GOOD SIZED KITCHEN DINER
- IMPRESSIVE VIEWS TO REAR
- TWO DOUBLE BEDROOMS
- WELL APPOINTED BATHROOM
- TANDEM GARAGE AND UTILITY AREA
- POPULAR LOCATION
- CLOSE TO AMENITIES





## OUTSIDE

To the front of the property is a lawn area and planted bed which is south facing. At the rear, there is a paved driveway allowing for off road parking, and a small strip of garden area which is currently planted.

## LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

## MATERIAL INFORMATION

The property is Freehold and 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.



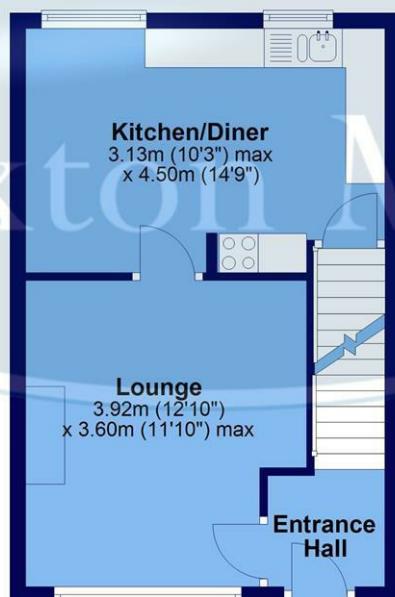
## Lower Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



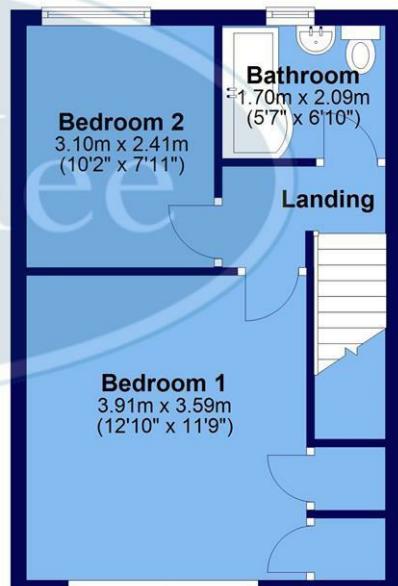
## Ground Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 96.8 sq. metres (1041.9 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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 OnTheMarket.com

  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) plus A	69 77
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A) plus A	73 78
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	