

Saxton Mee



School Road Crookes Sheffield S10 1GJ
Price Guide £165,000



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GUIDE PRICE £165,000-£175,000 ** PRIVATE OFF-ROAD PARKING & DECKED TERRACE ** Situated in this popular residential area is this one bedroom, ground floor apartment which benefits from off-road parking, a private decked terrace, gas central heating and double glazing. Built in 2019 the property benefits from the remainder of its 10 years NHBC Warranty. Crookes is a fantastic location with a good selection of amenities along with good transport links, well regarded local schools and easy access to Sheffield City Centre. Tastefully decorated throughout the well presented living accommodation briefly comprises, private entrance door which opens into the entrance hall with a useful cupboard and access into the open plan kitchen and living area, the bedroom and bathroom. The light and airy open plan kitchen and living area has French doors opening onto the south facing private decked terrace. The stylish kitchen has a substantial range of modern wall, base and drawer units with a contrasting wood effect worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven and a breakfast bar. The double bedroom is facing the front aspect with ample space for furniture. The bathroom is a generous size with a white suite, including a bath with overhead shower and glass shower screen, a wash basin, WC, stylish tiling and a heated towel rail.

- EARLY VIEWING ADVISED
- WELL PRESENTED ONE BEDROOM APARTMENT
- PRIVATE PARKING
- LOVELY OPEN PLAN LIVING WITH ACCESS TO A PRIVATE TERRACE
- THREE PIECE SUITE BATHROOM
- MODERN KITCHEN
- FABULOUS LOCATION
- AMENITIES, WELL REGARDED LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Private off-road parking. Enclosed decked terrace.

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 999 years running from the 1st January 2020. The property is currently Council Tax Band A.

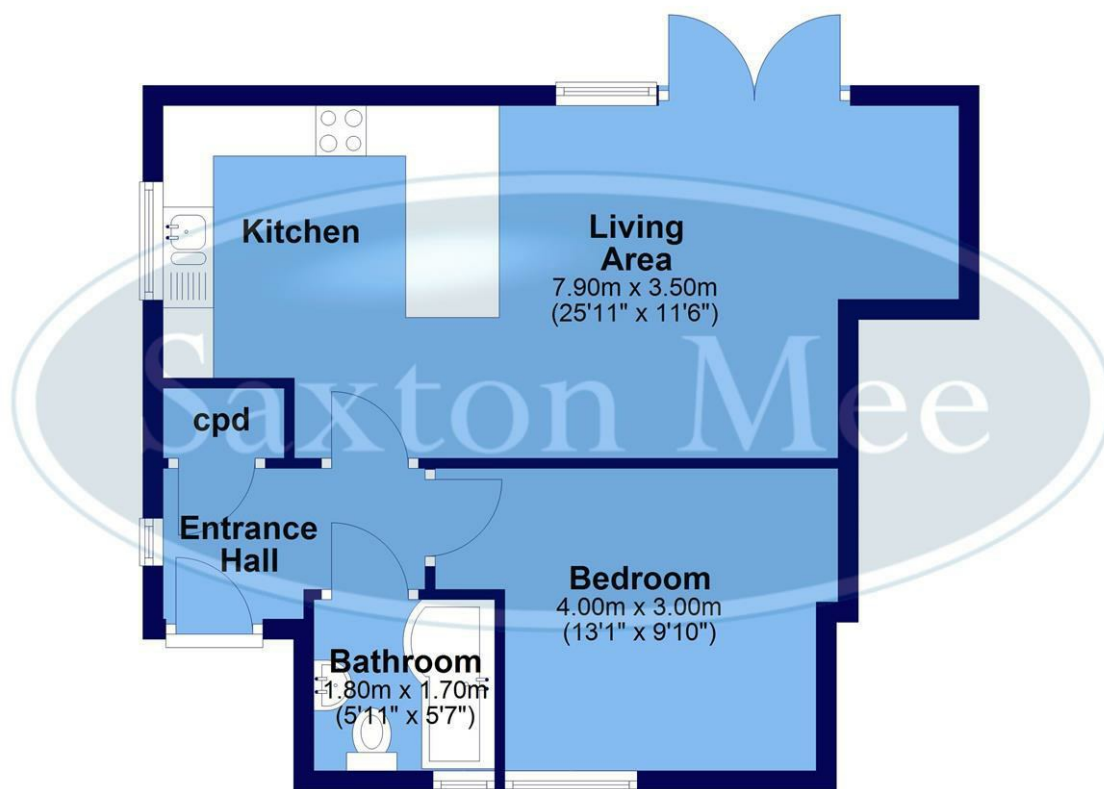
VALUER

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. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 43.9 sq. metres (472.6 sq. feet)

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

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Hillsborough
Stocksbridge

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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		82	82

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			