

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

# selling your home with us!

(Not for marketing purposes INTERNAL USE ONLY)

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

## >> **price**

---

guide price £190,000

Tenure: Leasehold

## >> **key features**

---

- > GUIDE PRICE £190,000 - £200,000
- > TWO BEDROOM MID-TERRACE HOUSE
- > LOUNGE AND DINING ROOM
- > KITCHEN WITH UTILITY ROOM
- > OFF-STREET PARKING WITH A DRIVEWAY
- > GOOD-SIZE REAR GARDEN
- > LOCATED WITHIN THE POPULAR S5 POSTCODE
- > EPC Rating: Awaited

## >> **short description**

---

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*A well-presented two-bedroom home in Sheffield's S5 area, offering excellent amenities, transport links, generously sized living areas, off-street parking, and a spacious rear garden—ideal for comfort and convenience.

## >> **long description**

---

Nestled in the S5 area of Sheffield, this property boasts excellent local amenities and superb transport links, making it a convenient and desirable home. Upon entering, the ground floor offers a welcoming entrance hall leading to a lounge, which seamlessly flows into a dining room—an ideal space for family meals and entertaining. The well-appointed kitchen is complemented by a useful utility room, enhancing practicality. Moving upstairs, the first-floor accommodation features two well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from off-street parking and a good-sized rear garden, providing an excellent outdoor space for leisure and gatherings. Offering both comfort and convenience, this home presents a fantastic opportunity for prospective buyers.

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

>> **directions**

---

>> **Agent Note**

---

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

## >> room description

---

### **Front Reception Room**

With a side UPVC double-glazed entrance door, a UPVC double-glazed window to the front elevation, a low-level double cupboard housing a wall-mounted gas boiler, coving, and an open archway leading to the main hallway.

### **Hallway**

With a single-panel radiator, an understairs storage cupboard, and a staircase leading to the first-floor accommodation

### **Lounge**

10' 6" maximum x 17' 7" maximum ( 3.20m maximum x 5.36m maximum )

With a UPVC double-glazed bow window to the front elevation, a double radiator, a fire surround with a marble-effect inset and hearth, a telephone point and TV cable, coving, an artex ceiling, and a further opening aspect leading to the dining room.

### **Dining Room**

9' x 7' 9" ( 2.74m x 2.36m )

With a UPVC double-glazed window to the rear elevation, a single radiator, and coving.

### **Kitchen**

10' 10" x 7' 4" ( 3.30m x 2.24m )

With a range of matching base, wall, and drawer units, two roll-top work surfaces, one of which incorporates a CDA electric hob with an oven beneath and overhead cooker lighting, a stainless-steel sink unit with a hot/cold mixer tap, plumbing for a washing machine, space for a fridge-freezer, and an open aspect leading to the rear entrance.

### **Utility**

3' 10" x 6' 5" ( 1.17m x 1.96m )

With a UPVC double-glazed window, a UPVC double-glazed entrance door, a small work surface with plumbing for a dishwasher beneath, a double radiator, and flooring that matches the kitchen.

### **First Floor Accommodation**

#### **Main Landing**

With loft access and coving.

#### **Bedroom One**

8' 11" x 13' 7" into wardrobes ( 2.72m x 4.14m into wardrobes )

With a UPVC double-glazed window to the front elevation, a single radiator, a corner airing cupboard with a cylinder tank, a second built-in store cupboard, fitted wardrobes, and coving.

**Your William H Brown office:** 392 Psalter Lane, SHEFFIELD, South Yorkshire, S11 8UW

**T** 01142 638012 **E** BannerCross@williamhbrown.co.uk

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

## >> **room description**

---

### **Bedroom Two**

9' 11" x 8' 7" ( 3.02m x 2.62m )

With a UPVC double-glazed window to the rear elevation and a single radiator.

### **Bathroom**

With a UPVC double-glazed window, a single radiator, a three-piece suite comprising a low-flush WC, a pedestal wash basin, a panel bath with an overhead electric shower, and tiled walls.

### **Outside**

The property stands within its grounds, with the rear offering an easily maintained garden, shrubbed borders, and gated access leading to a rear gennel. The front also features shrub borders, along with a concrete and block-paved driveway, providing off-street parking for 1–2 cars

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

## >> **room description**

---

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

## >> **property images**



**Your William H Brown office:** 392 Psalter Lane, SHEFFIELD, South Yorkshire, S11 8UW

**T** 01142 638012 **E** BannerCross@williamhbrown.co.uk

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025

**Property Ref and Version:** SBC106847 - 0002

## >> **property images**

---



**Your William H Brown office:** 392 Psalter Lane, SHEFFIELD, South Yorkshire, S11 8UW  
**T** 01142 638012 **E** BannerCross@williamhbrown.co.uk



# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG

**Date:** 09 May 2025                      **Property Ref and Version:** SBC106847 - 0002

**> > property images**

---

# property details **approval form**

11a Orchard Crescent, Sheffield, South Yorkshire, S5 9GG  
**Date:** 09 May 2025      **Property Ref and Version:** SBC106847 - 0002

## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

Signature		Date
Steve Dixon		
Mr D. Afflick		