



Cross Lane, Crookes, Sheffield, S10 1WL

- UNIQUE MEWS - STYLE COTTAGE
- MODERN OPEN PLAN LOUNGE
- GREAT CATCHMENT AREA FOR SCHOOLS
- COUNCIL TAX BAND C
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED HOME
- DRIVEWAY FOR VEHICLE PARKING
- EPC RATING D

Asking Price £310,000



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DESCRIPTION

Hunters are delighted to offer this two double bedroom brick built semi detached mews cottage situated in this most enviable area of Crookes on the cusp of Crosspool and in the catchment area of great schools, local amenities and Countryside,

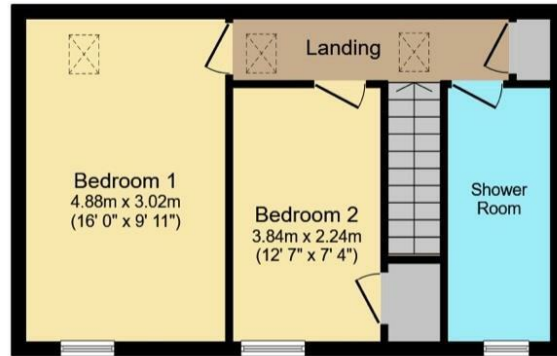
The property has been renovated to a very high standard by the current owners and must be viewed to appreciate this. The accommodation comprises:- Open driveway and courtyard leads to the property having an entrance porch which houses the central heating and hot water boiler with tiled flooring. Entrance door opens to the living area with a modern open plan Lounge, dining area and kitchen having a range of black modern base units with a built in oven and hob, work surfaces incorporating sink and mixer tap. Integrated fridge. The living area has floor to ceiling doors which opens to the side garden, limestone flooring and modern column black radiators and dual aspect windows. First floor the stairs rise to the master bedroom with oak flooring and front facing window. Further bedroom with a walk in store, oak flooring and window to the front. Shower room with a walk in rain fall shower tiled wall, vanity unit housing the sink with modern mixer tap, low flush wc, frosted window and ceramic tiled floor. The property has black sliding sash windows throughout together with black column style radiators in each room. To the outside is a courtyard with parking and a brick built store which is used as a utility room housing the washing machine.. To the side is a pretty private garden which is walled and has access through a wooden gate and is perfect for al fresco dining.



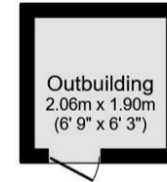




Ground Floor



First Floor



Outbuilding

Total floor area 84.0 m² (904 sq.ft.) approx

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).
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Viewings

Please contact sheffieldcrookes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

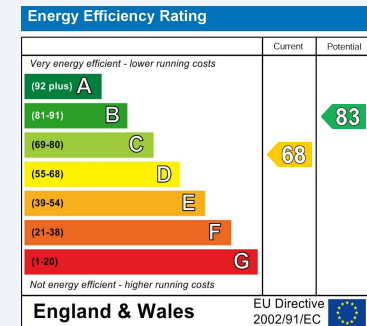
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

