



Dransfield Road, Crosspool, Sheffield
S10 5RQ

£480,000



Dransfield Road, Sheffield

DESCRIPTION

A rare opportunity has arisen to acquire this extended 3/4 bedroom semi detached home, situated on this sought after cul-de-sac. Having excellent accommodation over 3 floors and which benefits from gas central heating and double glazing. Briefly comprises; entrance hall having stairs rising to the first floor, useful under stairs storage and oak flooring which flows through to the lounge and kitchen. Lounge having a front facing bay window with curved central heating radiator below. Feature fireplace to the chimney breast currently housing a Multi Fuel stove. Front facing study which could be used as a fourth bedroom. Rear facing modern dining kitchen having a range of Beech effect wall and base units with laminated work surfaces incorporating a stone resin one and a half bowl sink with stainless steel mixer tap. 5 ring stainless steel gas hob with extractor hood over. A range of integrated appliances including electric oven and microwave, dishwasher, fridge and freezer. Wall mounted lighting and spotlights set under the wall units. Patio doors open out to the rear garden, and there are two Velux style roof lights providing natural light. Door leading to the Utility room having wall and base units and tiled splashbacks which compliment the kitchen. Wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer. Velux style window and Humidistat extractor fan. Ceramic tiled floor and LED spotlights to the ceiling. Cloakroom with sealed cistern low flush WC and vanity wash basin with cupboards below. To the first floor is the master bedroom having bay window, fitted sliding door wardrobes and wall mounted lighting. Rear facing double bedroom. Spacious partially tiled shower room comprising low flush WC, vanity wash basin with chrome mixer tap and oak drawers below and walk in shower cubicle. Further double bedroom to the second floor having storage in the eaves. Front and rear facing Velux roof lights, including an escape Velux.



- 3/4 BEDROOM SEMI DETACHED
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- SPACIOUS SHOWER ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC RATING C

LOCAL AREA

Situated on a quiet and sought after cul-de-sac which is beautifully lined with Cherry Blossom trees, in the ever popular area of Crosspool, having good local amenities and public houses. Being in the Catchment area of good local Schools and having access to several Sports Clubs, public transport links and is a short drive away from Redmires Reservoir and beautiful countryside in the Peak District.

OUTSIDE

To the front is a garden with rockery and useful bin store together with a block paved driveway to the side providing off street parking. To the rear is a good sized enclosed tiered garden, having a patio seating area, making it an ideal space for outdoor entertaining and alfresco dining. Steps lead up to the lawn areas having an apple tree and timber garden shed for storage.

GENERAL REMARKS

TENURE

We understand the property is Freehold.

RATING ASSESSMENT

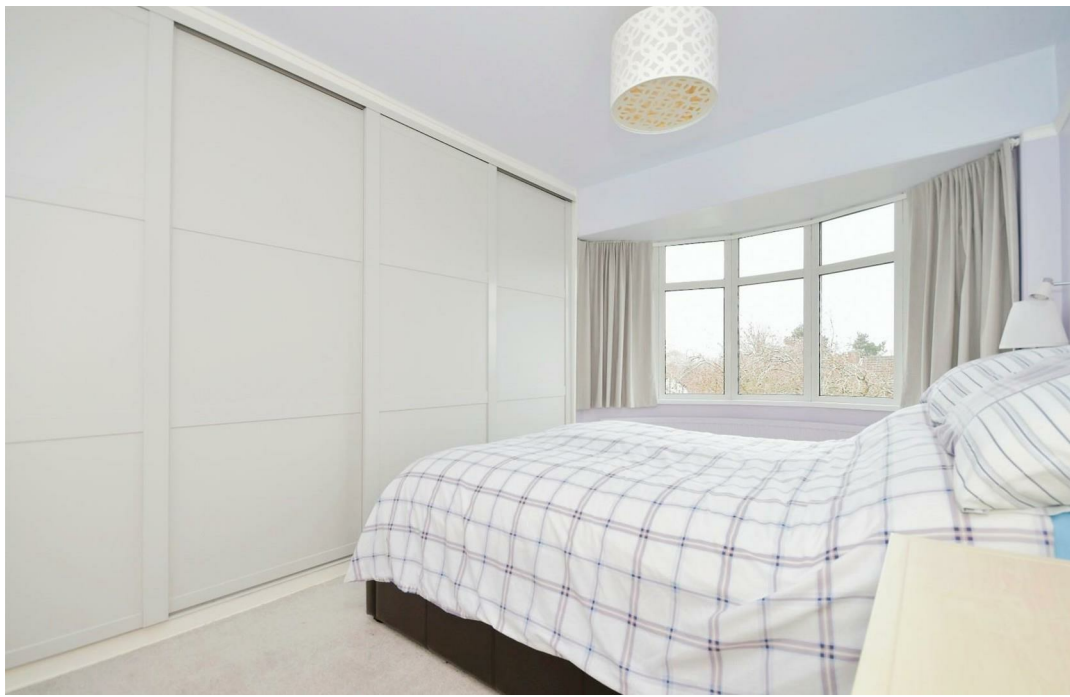
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

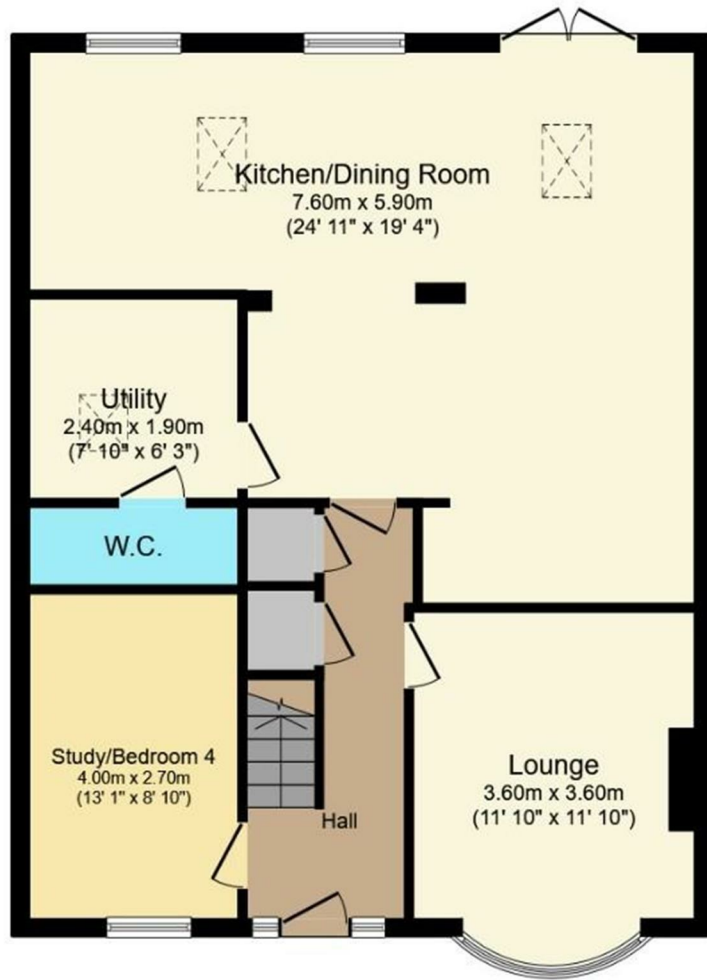
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

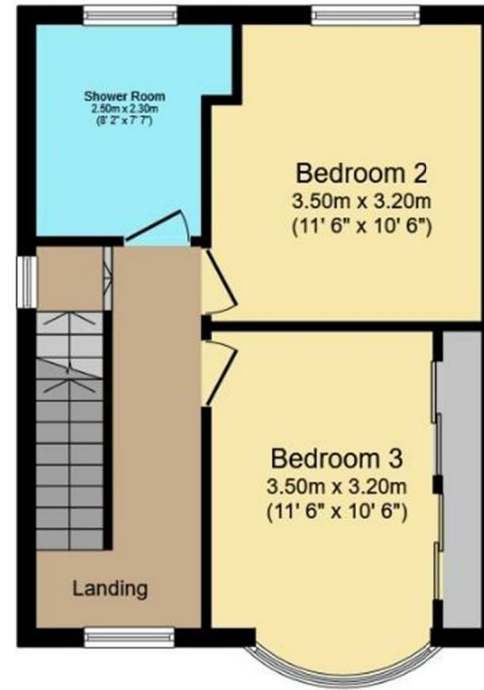
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS.

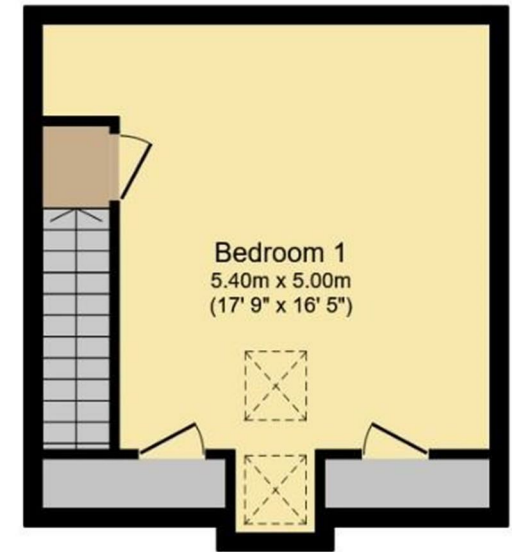




Ground Floor



First Floor



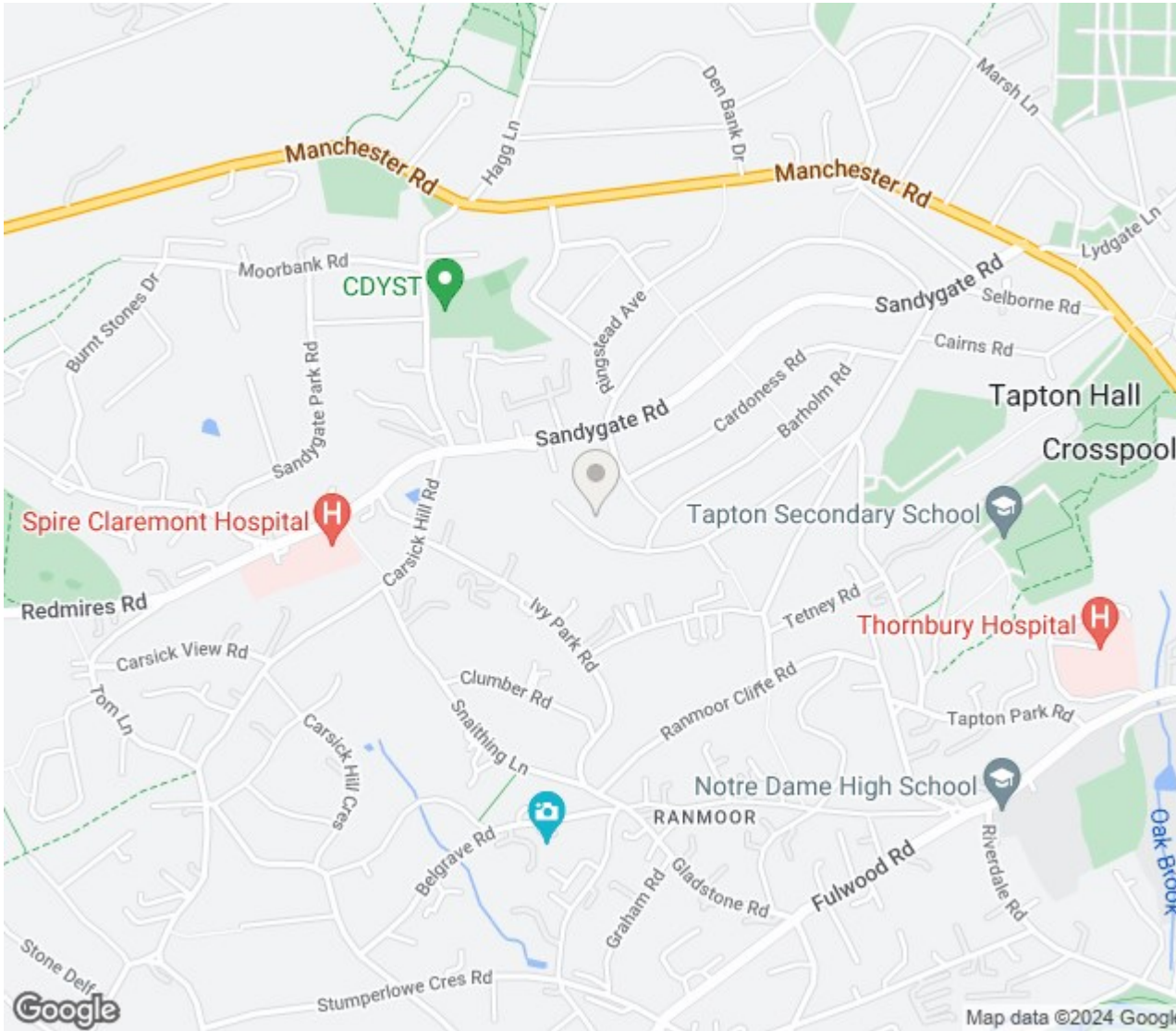
Second Floor

Total floor area 164.8 m² (1,774 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

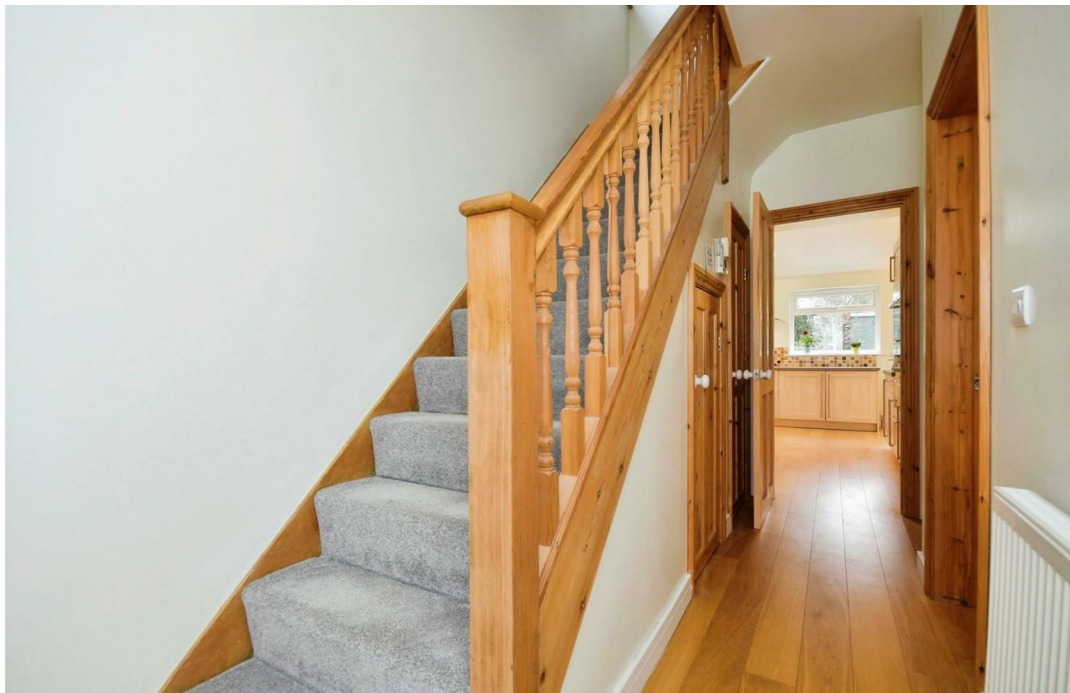


Thinking of Selling?

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.

208 Crookes, Sheffield, S10 1TG | 0114 266 6626 | sheffieldcrookes@hunters.com







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.