

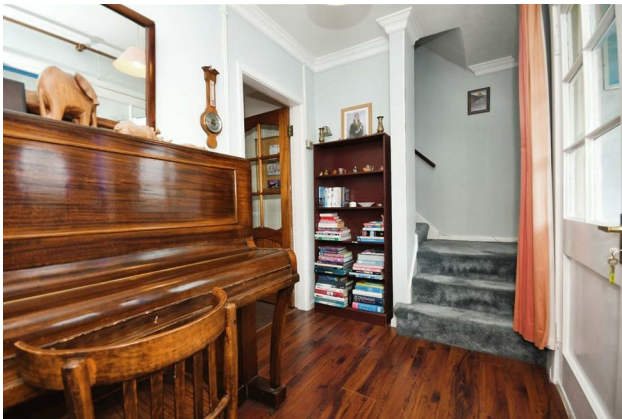
HUNTERS®

HERE TO GET *you* THERE

The Park Lodge, 45 Northfield Avenue, Crookes, Sheffield, S10 1QN

£485,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images

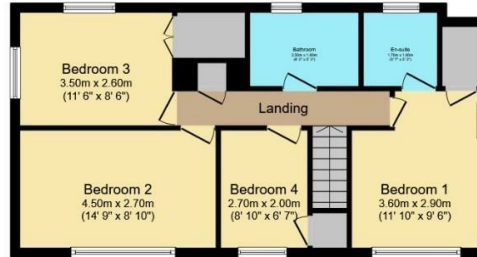


HUNTERS®

HERE TO GET *you* THERE



Ground Floor



First Floor



Garage

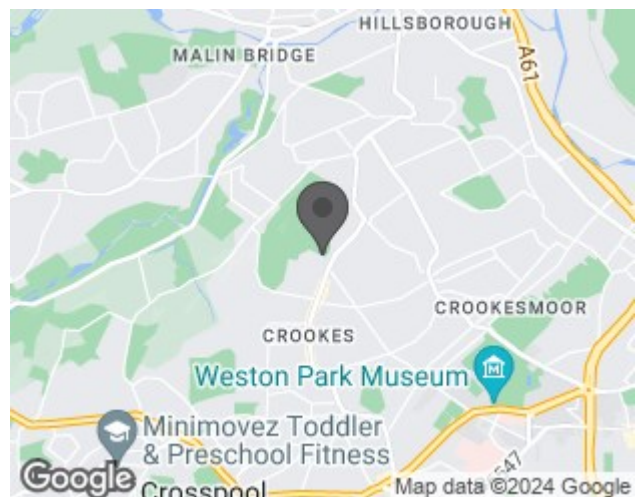
Total floor area 141.1 m² (1,519 sq.ft.) approx

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).
Powered by www.focalagent.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Welcome to this charming four/five bedroom detached house with well maintained garden and garage, located in this sought-after area. Being the former Park Keepers Lodge, this property is tucked away at the end of the cul-de-sac within the Bole Hill Recreational Grounds, offering a tranquil retreat from the hustle and bustle of city life but still having access to excellent local amenities found in both Crookes and Walkley, including Supermarkets, independent stores, pubs and eateries. Regular public transport links to the City Centre, central hospitals and Universities, plus Hillsborough Shopping Centre.

The detached nature of the property provides a sense of exclusivity and independence, allowing you to truly make it your own. Boasting two spacious reception rooms and a conservatory, this home is perfect for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort. One of the reception rooms is currently being used as a study, but could be utilised as a fifth bedroom if required. There is a private rear garden with decking and patio seating areas, plus ample lawn space and planted areas with established shrubs and trees.

Whether you are looking to settle down with your growing family or simply seeking a spacious abode to call your own, this house has all the makings of a wonderful home. Don't miss out on the opportunity to make this hidden gem your own and enjoy the best that Sheffield has to offer.

GENERAL REMARKS

TENURE

This 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 SECURED ON IT.

Features

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME • THREE BATHROOMS • TWO RECEPTION ROOMS • CONSERVATORY • WELL MAINTAINED PRIVATE REAR GARDEN • DRIVEWAY & GARAGE • EXCELLENT LOCATION • SITUATED WITHIN THE BOLE HILLS • EPC RATING D



208 Crookes, Sheffield, S10 1TG
Tel: 0114 266 6626 Email: sheffieldcrookes@hunters.com <https://www.hunters.com>

