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10 Cobden Terrace, Crookes, Sheffield, S10 1HN

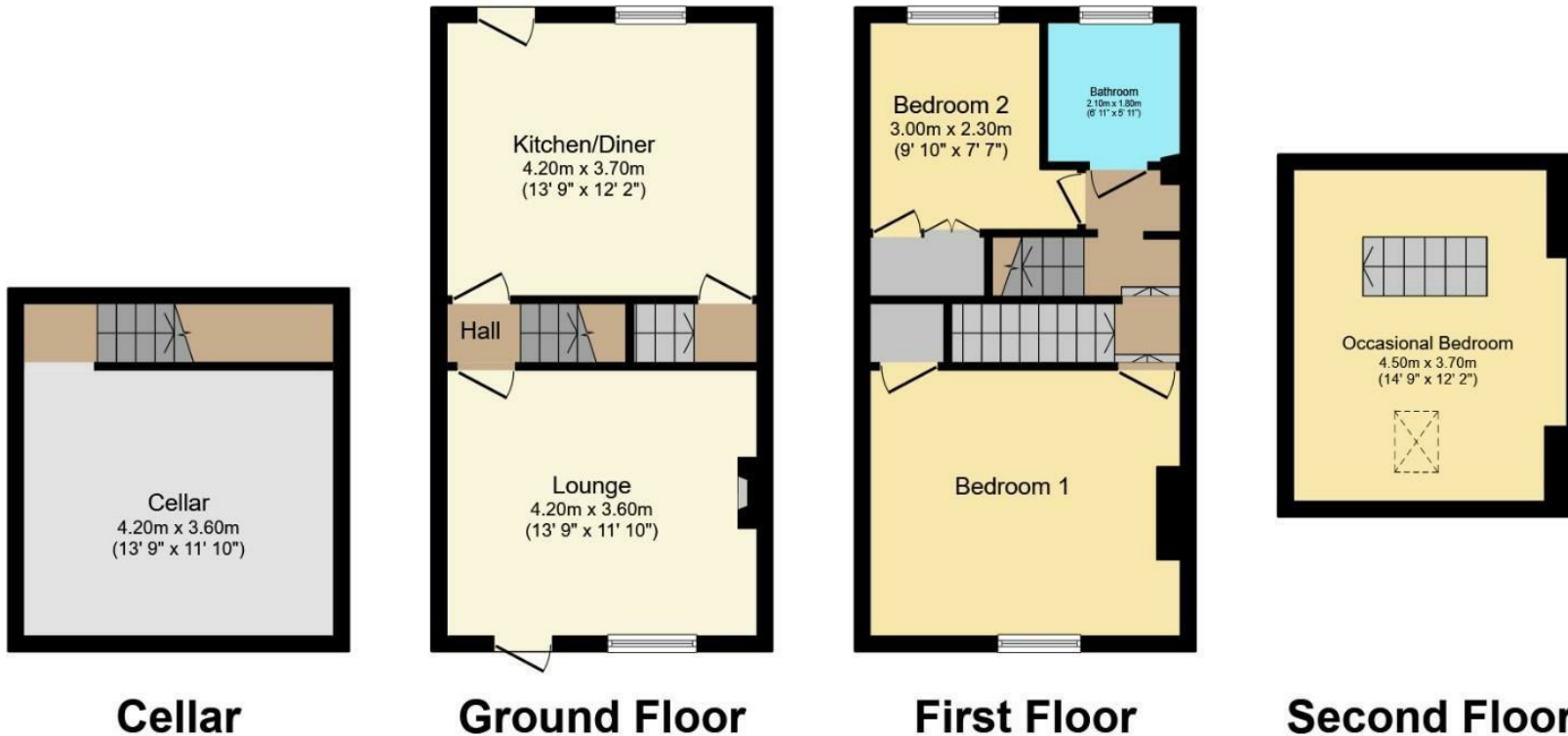
10 Cobden Terrace, Crookes, Sheffield, S10 1HN

Asking Price £320,000

Hunters Crookes are delighted to market this wonderful natural stone mid terrace house dating back to the 1820's located in the little known backwater of Cobden Terrace. This fantastic property has a York stone front forecourt patio with timber garden shed. The delightful dining kitchen has a parquet floor and a range of wall and base units, the lounge has a dual fuel stove sat upon a stone hearth. To the first floor are two bedrooms with the master enjoying views over the rear gardens, a fully tiled family bathroom. Steps lead up to the second floor where there is a third occasional bedroom.

The beautiful gardens comprise a patio seating area which is ideal for both outside entertaining and alfresco dining together with a timber wood store. Steps lead down to the garden with shrubs to either side of a path and areas laid to lawn. To the end of the garden is a timber garden shed and gate access to the tandem parking for two cars off Cobden View Road.

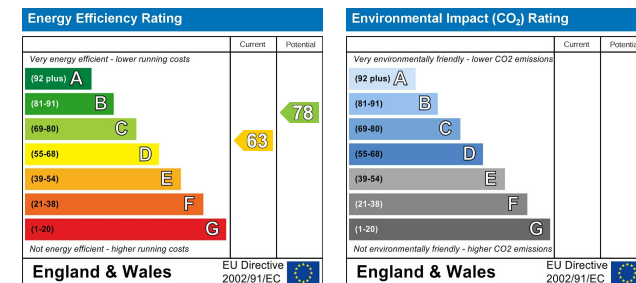
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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Total floor area 105.2 m² (1,133 sq.ft.) approx

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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ON THE GROUND FLOOR
ON THE GROUND FLOOR

DINING KITCHEN

The dining kitchen comprises a sink unit with mixer tap set into an 'L' shaped worktop with cupboards and drawers below. Integrated electric oven and induction hob. Space and plumbing for washing machine. There is a beautiful parquet floor and part ceramic tiled walls. A wall mounted gas fired condensing combination boiler. A cellar head with stairway access to cellar in the basement which has both power and light.

INNER LOBBY

Having stairway access to the first floor.

LIVING ROOM

11'10" x 13'10"

The lounge has decorative coving and a feature stone hearth with multi fuel stove and solid oak mantle.

ON THE FIRST FLOOR
ON THE FIRST FLOOR

LANDING

Having stairway access to the second floor.

BEDROOM NO.1

11'11" x 13'11"

Bedroom No.1 is to the rear and enjoys views down the beautiful rear gardens. There is a built in under stairs wardrobe and a feature cast fire.

BEDROOM NO.2

9'2" x 9'10"

The second bedroom is to the front and has two useful built in cupboards.

BATHROOM W.C.

The partially ceramic tiled bathroom comprises a suite of panelled bath with shower over, wash hand basin and a push button low flush w.c.

ON THE SECOND FLOOR
ON THE SECOND FLOOR

OCCASIONAL BEDROOM NO.3

13'9" x 14'8"

The second floor has a bright and airy attic room which is currently used as a bedroom and benefits from a rear facing velux roof light providing a vantage point for view across Sheffield. There is access to the eaves for storage.

REAR

To the rear of the house is a delightful patio seating area being ideal for outside entertaining and alfresco dining. The raised but private position provides a superb vantage point over the garden which is laid to lawn to either side of a path.

GARDEN

The first half of the lengthy lawned garden has shrubs to one side and a privet hedge to the other. In the second half of the garden is a timber garden shed and a latched timber fence providing access to the parking spaces.

PARKING AREA

The parking for two cars is accessed via Cobden View Road. A gate leads up the garden to the rear of the house.

GENERAL REMARKS
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RATING ASSESSMENT

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

CENTRAL HEATING AND DOUBLE GLAZING

The property has the benefit of gas fired central heating with panel radiators throughout, and the windows throughout are UPVC framed sealed unit double glazed.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.





