



**HUNTERS®**  
HERE TO GET *you* THERE

151 Springvale Road, Sheffield, S6 3NT

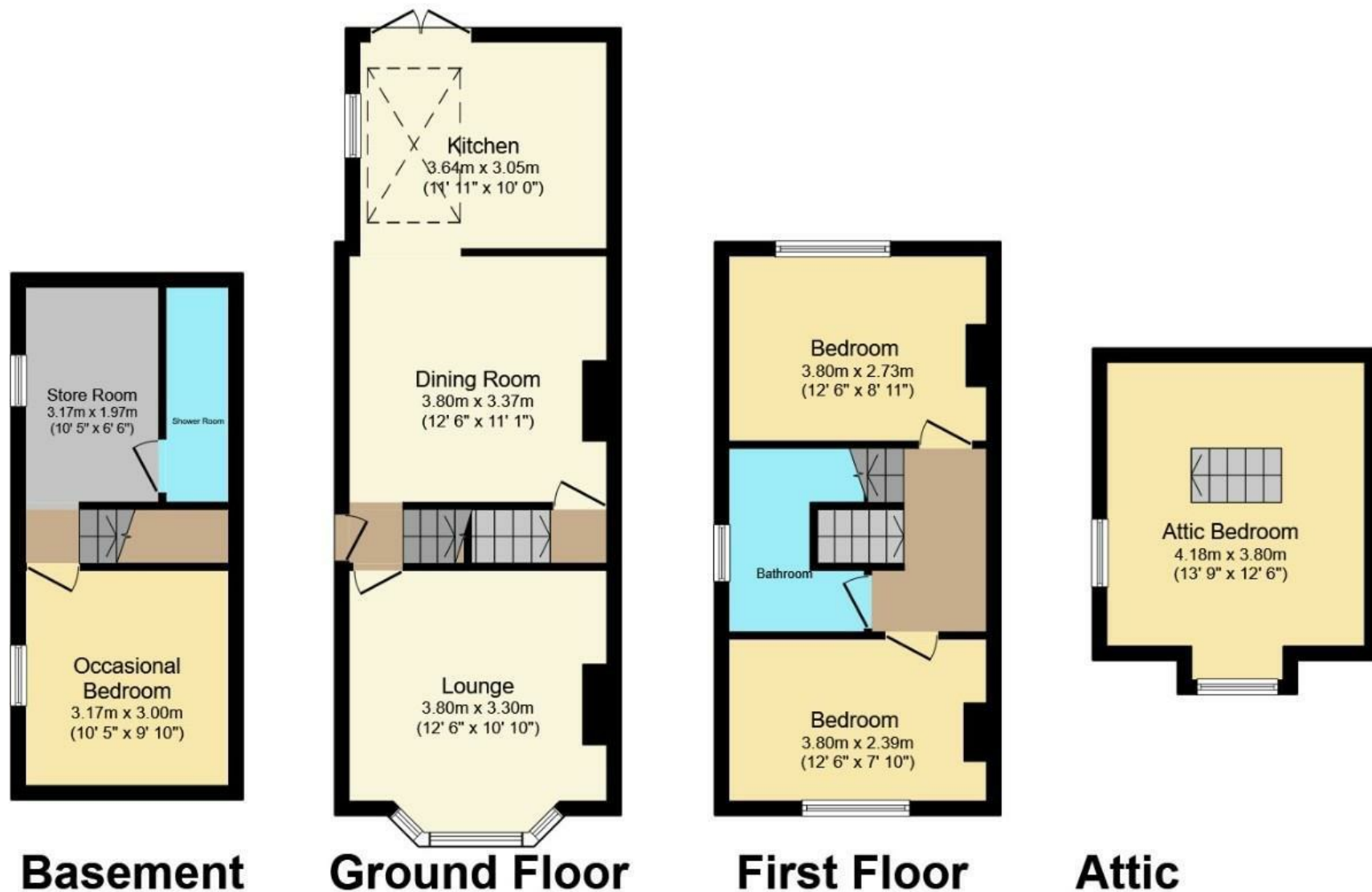
# 151 Springvale Road, Sheffield, S6 3NT

## Offers In Excess Of £395,000

Hunters Crookes are delighted to present a stone fronted three/four bedroom semi detached home located in the popular residential district of Crookesmoor. This generous sized family home has a converted cellar creating a versatile space with an occasional double bedroom and a shower room. Viewing is highly recommended to appreciate the standard of accommodation on offer. Entry via the side door into the inner lobby with stairs rising to the first floor. The lounge boasts stunning high ceilings and a bay window with double coving and a gas fire leaving plenty of space for furniture. The hub of the home is the open plan kitchen diner, extended out with a partial glass roof and large French doors bringing the outside space in. The kitchen has a range of wall and base units with wooden work surfaces, a Belfast style sink and a mixture of integrated and freestanding appliances all included in the sale. The washing machine is located in the attached outhouse and is also included. From the dining room stairs lead down to a superb cellar conversion comprising three rooms, an occasional double bedroom, storage and a shower room with a rainfall and handheld shower, W/C and sink basin. Two double bedrooms on the first floor along with the family bathroom with a bath, rainfall shower over bath, W/C and sink basin. Stairs rise to the bright and spacious attic bedroom with a dormer window, built in cupboard space and further side window offering outstanding views. Outside the property has a secure gate leading to the rear garden with a pebbled patio area ideal for garden furniture leading up via steps to a good size lawn. Further stone patio to the rear.

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





Total floor area 112.0 m<sup>2</sup> (1,205 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](http://www.focalagent.com)

**LOCAL AREA**

Springvale Road is a convenient location nestled between Crookes and Walkley and the many local amenities they have to offer. Public transport links nearby offer easy access into the city centre and beyond. The area is a hit for young professionals due to the close proximity to the Hallamshire Hospital, Weston Park hospital and the selection of university campuses the city has to offer.

**GENERAL REMARKS**

**TENURE**

This property is Freehold, the garden from the grass up to the back of the garden is leasehold with an absent landlord details - 500 years from 1889 with 364 remaining

**RATING ASSESSMENT**

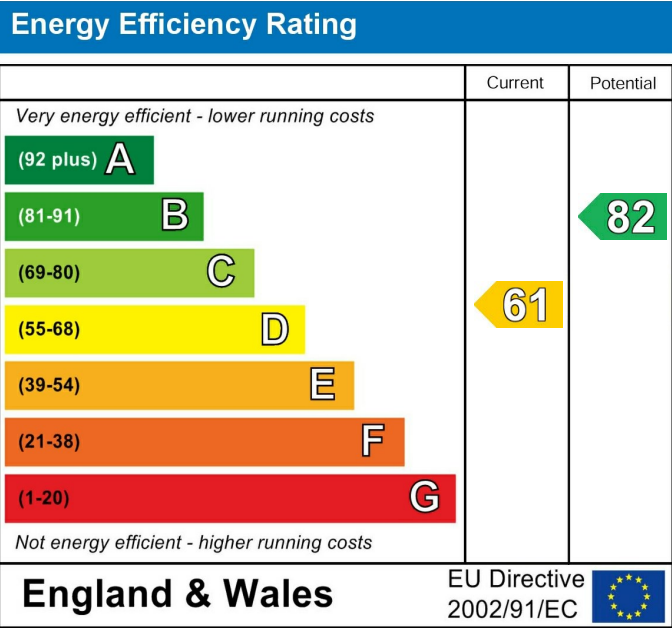
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

**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.



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.



















