







475 Springvale Road

Crookes • Sheffield • S10 1LQ

Guide Price £325,000 - £350,000

Stylishly presented 3 double bedroom semi-detached property located in the heart of Crookes, S10. Deceptively spacious accommodation measuring an impressive 1,800 sq ft arranged over 3 levels. Features generously proportioned accommodation, incorporating modern kitchen and bathroom, enclosed south facing rear garden, combination boiler and double glazing. Entering through a side composite door into an internal hallway. The bay fronted lounge is presented in earth tones, varnished floorboards and wood burning stove upon a slate hearth. Overlooking the rear garden is a fabulous open plan dining kitchen filled with natural light and garden views creating a flexible living space. The kitchen is fitted with gloss units, topped with solid wooden worktops, Smeg Range cooker, space with plumbing for further freestanding appliances and 2 side facing windows. The first floor features split stairs leading to the main bedroom, designed in bold, sunny tones and recently fitted carpet with adjoining dressing room / home office both offering a pleasant garden aspect. The bathroom is equipped with modern 3-piece white suite, overhead rainfall shower, partially tiled with contrasting walls and column radiators. Front facing is an additional bay fronted, generously proportioned double bedroom. Stairs rise to a second floor creating a fabulous versatile bedroom / living space which offers far reaching rooftop views through a Velux window. Externally a forecourt and path leads to a secure enclosed south facing rear garden. Designed with hardstanding area, stone patio ideal for dining / entertaining and lawn bordered by stone wall and fencing. Springvale Road is ideally located for access to the pubs, bars, cafes and shops in Commonsides and Walkley, in catchment for reputable local schools and there are excellent transport links into the city centre.





- Deceptively Spacious Semi-Detached Property
- Located in the Heart of Crookes
- 3 Double Bedrooms
- Stylishly Presented Over 3 Levels
- Cosy Lounge with Log Burning Stove
- Light & Airy Open Plan Dining Kitchen
- Combination Boiler & Double Glazing
- South Facing Enclosed Rear Garden
- Freehold
- Council Tax Band B, EPC Rating E



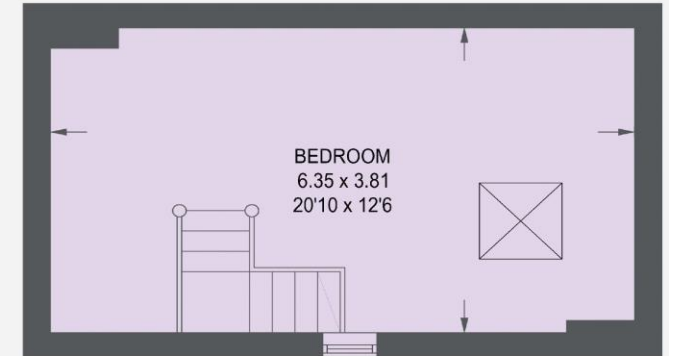


475 SPRINGVALE ROAD

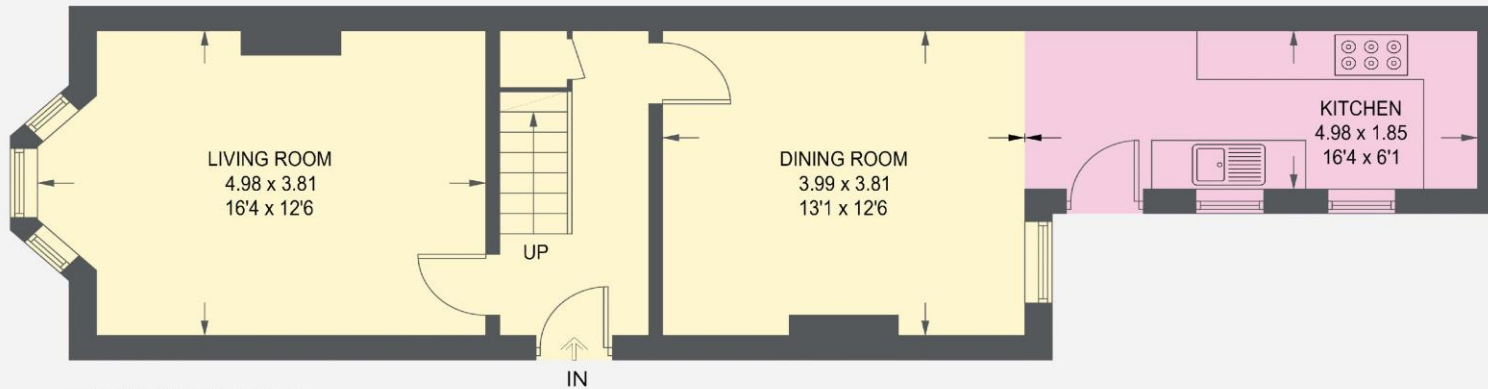
APPROXIMATE GROSS INTERNAL AREA = 118.4 SQ M / 1274 SQ FT



FIRST FLOOR
44.8 SQ M / 482 SQ FT



SECOND FLOOR
24.2 SQ M / 260 SQ FT



GROUND FLOOR
49.4 SQ M / 532 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868