





## 72 Loxley View Road

Crookes • Sheffield • S10 1QZ

Guide Price £230,000 - £240,000

Attractive, well presented 2 double bedroom mid terraced property ideally located in the heart of Crookes with stunning far-reaching views over the Bolehills. Benefits from modern kitchen and bathroom, recently replaced roof with Velux window, renovated rear garden, HIVE central heating, double glazing and valuable off-street parking. The ground floor comprises a light and airy front lounge presented in warm a palette styled with varnished wooden floor, modern inset gas fire and shelving within the alcoves. The spacious dining kitchen overlooks the rear garden providing direct access. Fitted with a range of white gloss units, topped with contrasting worktops and integrated appliances including Neff oven/grill, and electric hob with space and plumbing for a freestanding washing machine and fridge freezer. Features walk in pantry and space for a dining table. The first floor comprises 2 double bedrooms. The main bedroom is front facing presented in warm tones and neutral carpet, with smaller double overlooking the rear garden styled in a pastel palette and neutral carpet. The bathroom is equipped with 3-piece white suite, overhead shower, floating handwash basin and chrome heated towel rail. The landing provides access to a partially boarded loft space fitted with Velux window. Externally is a block paved driveway creating valuable off-street parking. To the rear is an enclosed, impressive rear garden, partially laid to lawn with newly installed decked patios offering a private outdoor space to relax or entertain. Loxley View Road is well-placed for local shops and amenities on the high street, including a growing cafe culture, restaurants and bars, along with recreational facilities, public transport and access to the city centre, hospitals, universities and the Peak District.

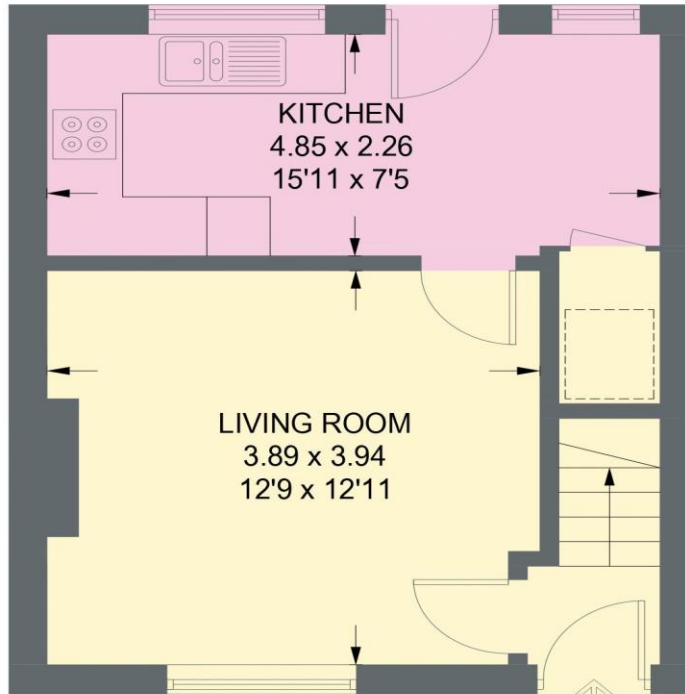


- Well Presented Mid Terraced Property in S10
- 2 Double Bedrooms
- Highly Sought After Location in Crookes
- Views Over Rivelin Valley
- Walking Distance of Bolehills
- Combination Boiler & Double Glazing
- Attractive Enclosed, Private Rear Garden
- Off Street Parking
- Leasehold TBC
- Council Tax Band A, EPC TBC

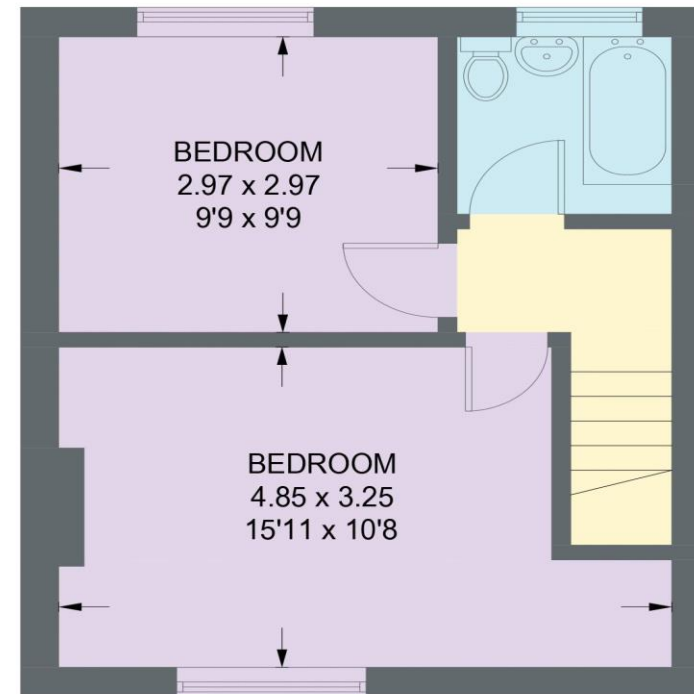
# 72 LOXLEY VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 62.3 SQ M / 671 SQ FT

 = Reduced head height below 1.5m



**GROUND FLOOR**  
31.3 SQ M / 337 SQ FT



**FIRST FLOOR**  
31.0 SQ M / 334 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.