





22 Bole Hill Lane

Crookes • Sheffield • S10 1SB

Guide Price £240,000 - £260,000

A superb 3 bedroom stone built terrace house in Crookes. The property has been attractively decorated and appointed throughout, has an open plan living dining kitchen with built-in appliances, a fabulous studio attic bedroom with en-suite shower room, uPVC double glazing, gas central heating with a combination boiler and cellar. The accommodation comprises: Living room with two column radiators and display recess to the chimney breast. The kitchen has a range of light grey units complemented by oak worktops, hob, oven, extractor, integrated fridge, dishwasher and washing machine, downlighters and access to the cellar. Rear lobby and staircase rising to the first floor landing and two bedrooms. Attractive bathroom in white, shower, chrome ladder radiator, extractor, part tiled walls and tiled floor. Further staircase to bedroom 3 which has a feature glass balustrade, vaulted ceiling, dormer and Velux window, fitted wardrobes and access to the eaves. En-suite shower room, chrome ladder radiator, extractor and fully tiled. To the rear of the property there is a seating area with slate chippings and stone built store. Bole Hill Lane is an extremely popular road well-served by local shops and amenities in Crookes, with a growing number of cafes and restaurants, local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.



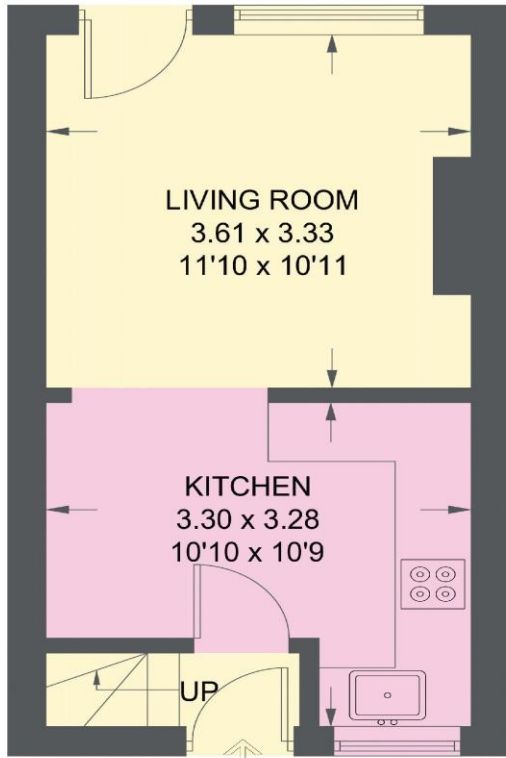
- 3 Bedroom Stone Built Terrace
- Built-In Kitchen Appliances
- Superb Studio Attic Bedroom
- En-Suite Shower Room
- Cellar

- uPVC Double Glazing & Combination Boiler
- Excellent Amenities & Transport Links
- EPC Rating D
- Council Tax Band A
- Lease - 800 years from 1887 - Ground Rent £7.10pa.

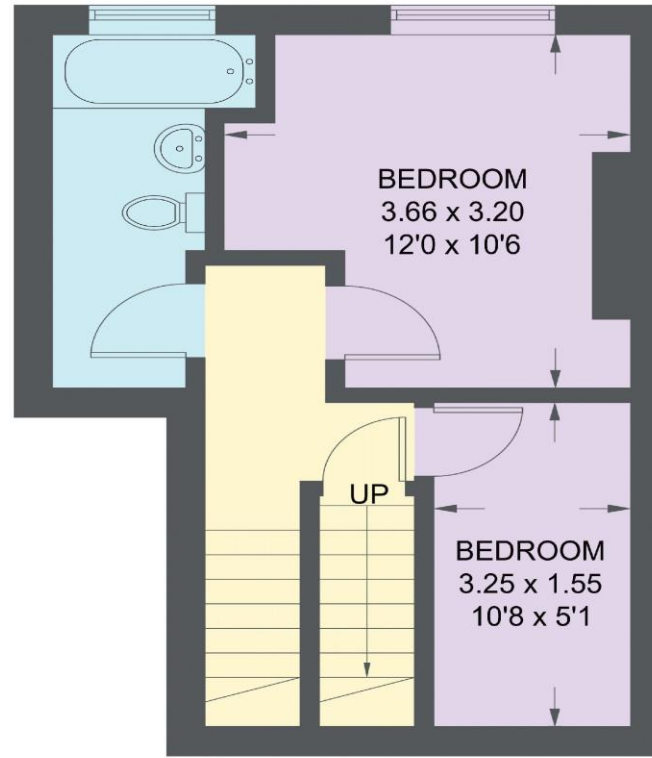


BOLE HILL LANE

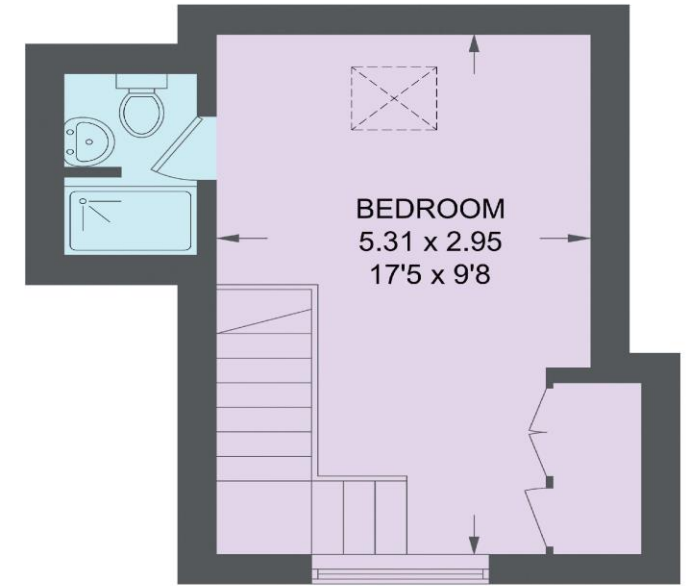
APPROXIMATE GROSS INTERNAL AREA = 70.3 SQ M / 756 SQ FT



GROUND FLOOR
23.9 SQ M / 257 SQ FT



FIRST FLOOR
27.9 SQ M / 300 SQ FT



SECOND FLOOR
18.5 SQ M / 199 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.