











## 96 Flodden Street

Crookes • Sheffield • S10 1HA

£210,000

Asking Price £210,000 Occupying an enviable position, located in the heart of Crookes is an attractive 2-bedroom end terrace property. Beautifully presented throughout creating a lovely homely feel, featuring modern kitchen and bathroom and private, low maintenance end of row garden with brick built outhouse. The ground floor comprises a cheerful dining kitchen fitted with a range of white wall and base units topped with wood effect worktops and matching tiled splashbacks. Integrated appliances include electric fan oven, gas hob with extractor hood and included within the sale is a freestanding washing machine and fridge freezer. There is space for a dining table and useful understairs storage. The cosy front facing lounge is complemented by open exposed brick fireplace and decorative tiled hearth, complete with built in storage and shelving within the alcoves. The first floor features 2 beautifully presented bedrooms. The main bedroom is styled in neutral palette and smaller single bedroom / study is designed with a modern splash of colour and overlooks the garden. The bathroom is partially tiled equipped with 3-piece white suite and overhead shower. Externally a communal passageway leads to an attractive private end of row garden. Designed to be low maintenance complete with brick built outhouse. Flodden Street is close to an array of cafes, restaurants, and shops in the heart of Crookes, as well as local schools and recreational facilities. Excellent public transport and access links to the city centre, train station, and the Peak District.









- Stone Fronted End Terrace
- Located In Heart of Crookes
- 2 Beautifully Presented Bedrooms
- Modern Kitchen with Appliances
- Cosy Lounge & Attractive Fireplace
- Sought After Location in S10
- Combination Boiler & Double Glazing
- Private Garden & Outhouse
- Leasehold 800 years 25/03/1900
- Council Tax Band A, EPC Rating D

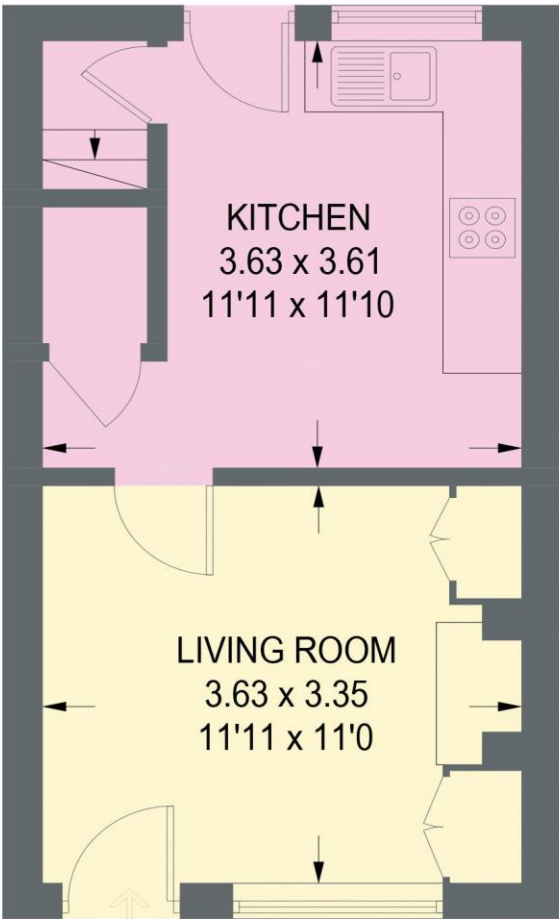




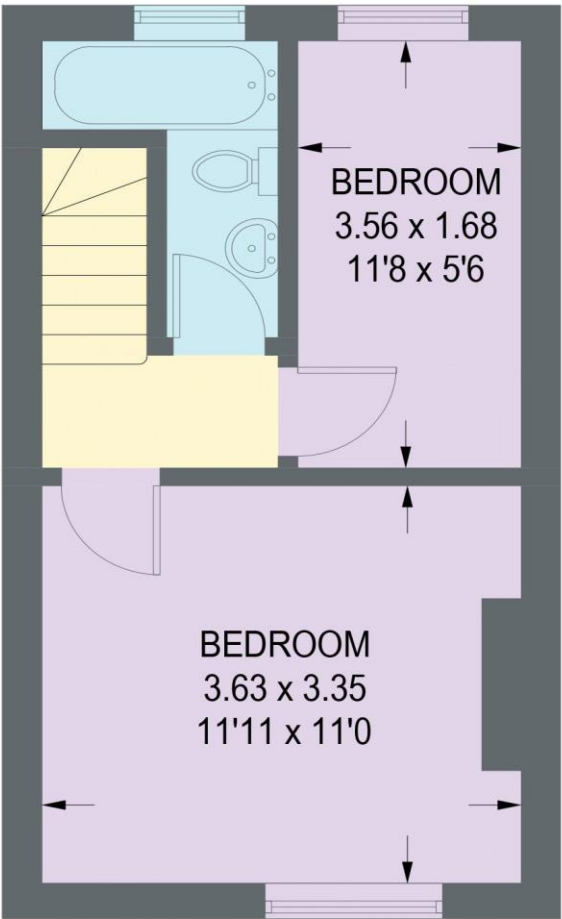


# 96 FLODDEN STREET

APPROXIMATE GROSS INTERNAL AREA = 52.1 SQ M / 561 SQ FT



IN  
**GROUND FLOOR**  
**26.2 SQ M / 282 SQ FT**



**FIRST FLOOR**  
**25.9 SQ M / 279 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.





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