



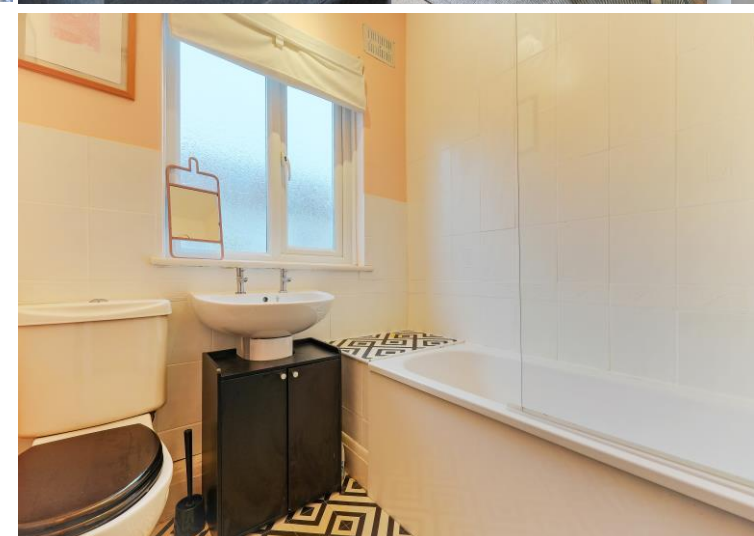


67 Netherfield Road

Crookes • Sheffield • S10 1RA

Guide Price £240,000 - £250,000

A delightful two double-bedroom terraced home in the heart of Crookes, S10. This well-proportioned property offers comfortable, light-filled living space with an open-plan ground floor. Benefits from superb far reaching views, convenient sought after location and south facing private rear garden. The front-facing living room features a neutral décor, varnished wooden floors, and a focal log burner on a stone hearth. To the rear, a spacious dining kitchen is fitted with a range of white units, wood-effect worktops, and integrated oven and gas hob, with space for further appliances. Upstairs are two double bedrooms, both neutrally decorated, with the front bedroom enjoying far-reaching views over the Bolehills. The bathroom is a classic white design, partially tiled with monochrome vinyl flooring. Externally, the property benefits from a private, south-facing rear garden, accessed via a communal path, designed for low maintenance with attractive, established planting, perfect for relaxing or entertaining. Netherfield Road offers a highly convenient location, close to local shops, cafés, frequent bus routes, and Bolehills Park, providing easy access to green space and everyday amenities.



- Attractive Terraced House in Crookes, S10
- 2 Double Bedrooms
- Dual Aspect Open Plan Design
- Spacious Dining Kitchen
- Popular, Convenient Residential Location

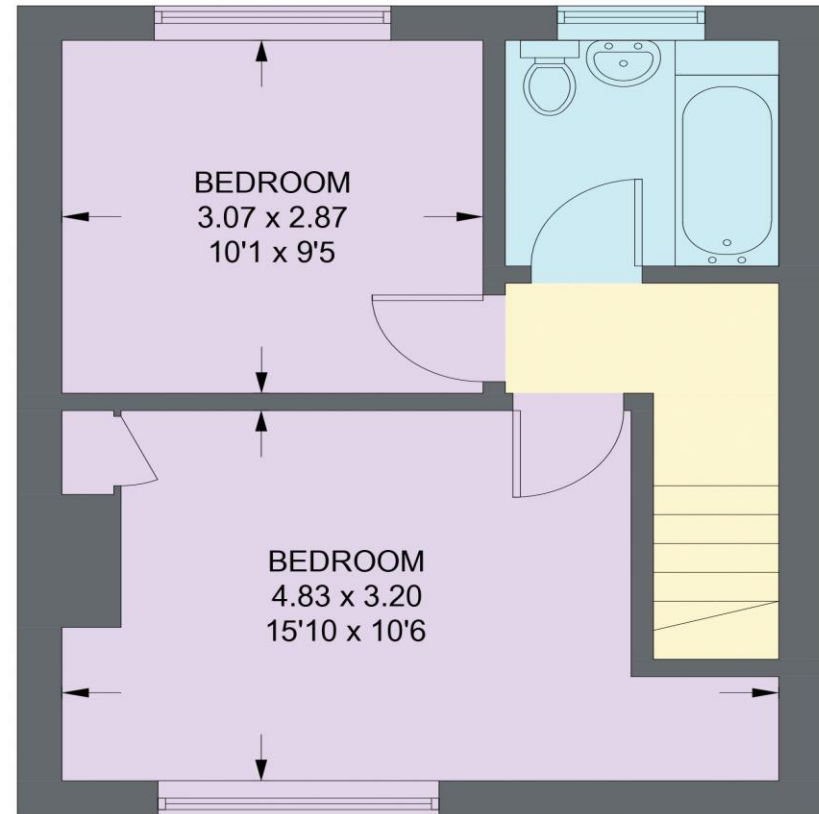
- Walking Distance of Bole Hills
- Stunning Far Reaching Views
- Private Enclosed South Facing Garden
- 800 year Lease, started 13th October 1933
- Council Tax Band A, EPC Rating D

67 NETHERFIELD ROAD

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



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. (ID1267451)

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.