



23 Barholm Road, Crosspool, Sheffield, South Yorkshire, S10 5DD Offers In The Region Of £540,000

- Extended Semi Detached Home
- Two Bathrooms
- Popular Residential Location
- Recently Refurbished Throughout
- Garage and Off Road Parking
- Four Bedrooms
- NO CHAIN
- Close To Local Amenities
- uPVC DG/GCH
- Well Maintained Gardens

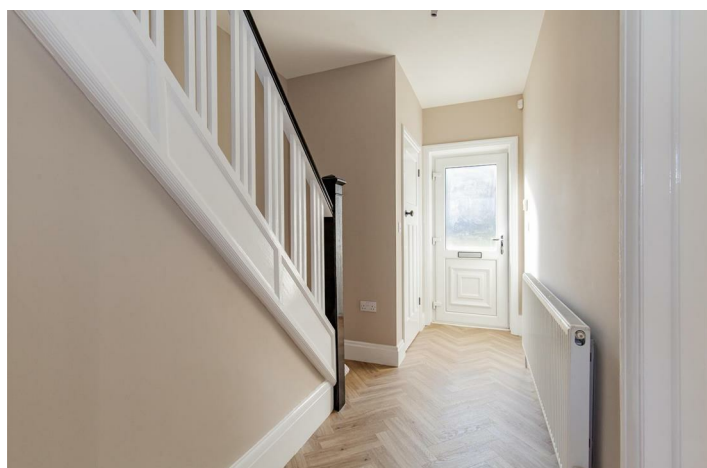
23 Barholm Road, Sheffield S10 5RR

A superb opportunity has arisen to purchase this substantial four bedroom two bathroom, bay fronted semi detached family home. Situated on a sought after road in one of the most desirable residential suburbs of Sheffield. The property has been recently refurbished throughout and benefits from a stylish and contemporary kitchen/diner, family bathroom and en suite. Standing in a fabulous position with a well maintained rear garden that also benefits from a single integral garage, uPVC double glazing, gas central heating, off road parking and views over roof tops to the rear. Barholm Road is a popular road in the S10 area, within easy access of local shops at Crosspool with excellent pubs/restaurants, bakers and other independent retailers. The house is within good school catchment areas for all ages. Buses travel with regular frequency along Manchester Road giving good access to Sheffield City Centre, which is approximately three miles away. A short drive gives you easy access to the Peak District, which also has regular public transport access. The property will be of particular interest to the growing family market and viewing is essential to see the full potential on offer.

Accommodation briefly comprises: Entrance Hall, Cloakroom W/C, Living Room, open plan Dining/Kitchen and Utility Room. Landing, Four Bedrooms, Family Bathroom and En-Suite.



Council Tax Band: D



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Accommodation briefly comprises: Entrance Hall, Cloakroom W/C, Living Room, open plan Dining/Kitchen and Utility Room. Landing, Four Bedrooms,, Family Bathroom and En-Suite.

Entrance Hall

Having a uPVC entrance door with glazed panel, a central heating radiator and a staircase which leads to the first floor accommodation.

Cloakroom W/C

With a low flush w/c, wash hand basin, a central heating radiator and a front facing uPVC double glazed window.

Living Room

14'0" (into bay) x 12'10"

A well proportioned reception room which benefits from a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a feature fireplace.

Open Plan Kitchen/Diner

16'10" x 7'6"

Walking into this open plan area at the rear of the property offers the real 'WOW' factor. You can see that the vendors have put a lot of effort into this space, the quality of fixtures and finishing and amount of natural light makes this a very special room. The stunning kitchen has been designed to combine the most practical of areas with stylish looks and is fitted with a comprehensive range of 'Dove Grey' coloured units above and below wood block work surfaces, with matching up-stands.

Along the back of kitchen is a long run of units which incorporate a double electric oven, ceramic hob, an inset ceramic sink with a hand spray mixer tap, an integrated dishwasher and ample storage and display units. A bank of units to the side wall provides further storage and houses the Ideal combination boiler and an integrated fridge freezer. The large central island, provides further storage potential and the woodblock work surface over hangs to provide a breakfast bar.

There are recessed LED spot lights, a contemporary vertical central heating radiator, rear facing uPVC double glazed windows and two uPVC doors which lead onto the rear garden. There is ample space in this well-proportioned room for a dining area.

Utility Room

6'8" x 3'6"

With space and plumbing below wood block work surface for an automatic washing machine with shelving and storage space.

Landing

With a spindle balustrade, access to all bedrooms and access to loft storage space.

Bedroom One

12'10"x 11'11"

With a front facing uPVC double glazed bay window and a central heating radiator.

Bedroom Two

21'4"x 7'7"

With a front facing uPVC double glazed window and a central heating radiator.

Ensuite Shower Room

7'7" x 3'1"

Fitted with a three piece monochrome suite comprising of a tiled shower cubicle with twin head thermostatic shower, low flush w/c and vanity wash hand basin.

There are tiled walls and floor, recessed ceiling spotlights and a rear facing uPVC double glazed window.

Bedroom Three

12'1" x 11'4"

Having a rear facing uPVC double glazed window which looks over the rear garden, built in cupboard and a central heating radiator.

Bedroom Four

8'6" x 7'4"

With a front facing uPVC double glazed window and a central heating radiator.

Family Bathroom

A stunning family bathroom fitted with a white four piece suite, comprising of a panelled bath, a low flush WC, a vanity wash hand basin and a glazed walk in shower cubicle with twin head thermostatic shower. There are complimentary ceramic tiles to the walls and floor, a vertical central heating radiator, recessed ceiling spotlights, an extractor fan, and a UPVC double glazed window.

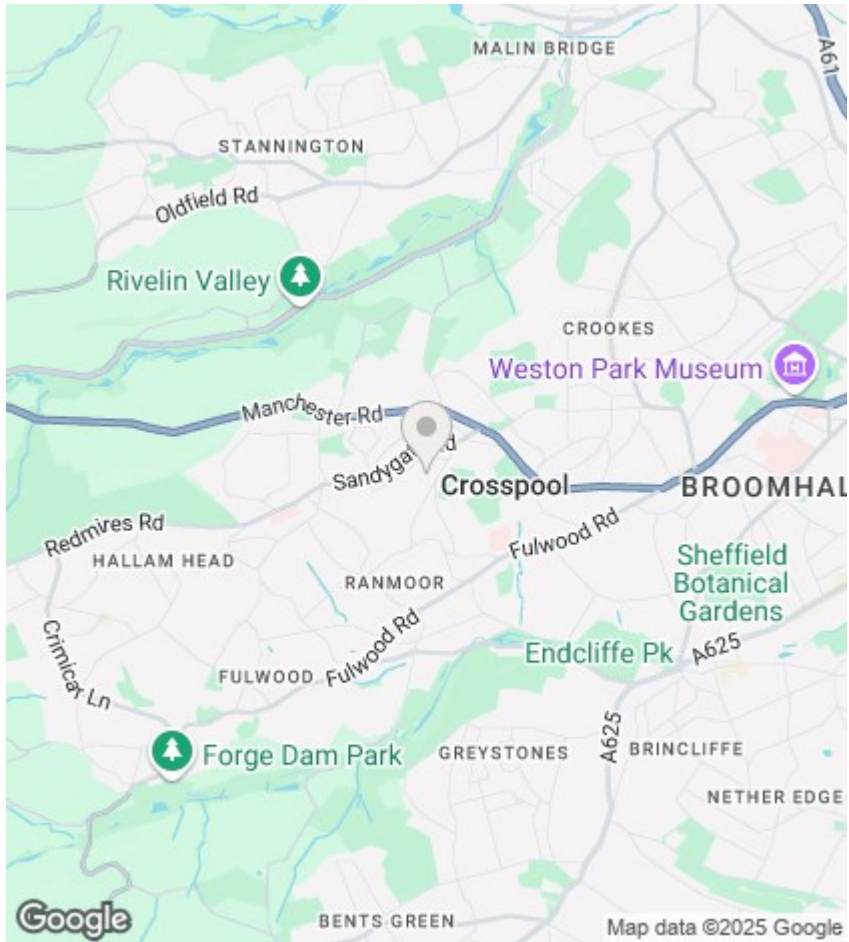
Outside

The property stands in good sized, well maintained gardens. To the front of the property sees a low maintenance garden behind a low level wall and block paved car standing space for two cars. To the rear is a delightful garden with lawned area, large patio ideal for entertaining, floral borders all enclosed by timber fencing.

Garage

13'1" x 7'7"

With up and over doors, power and light.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

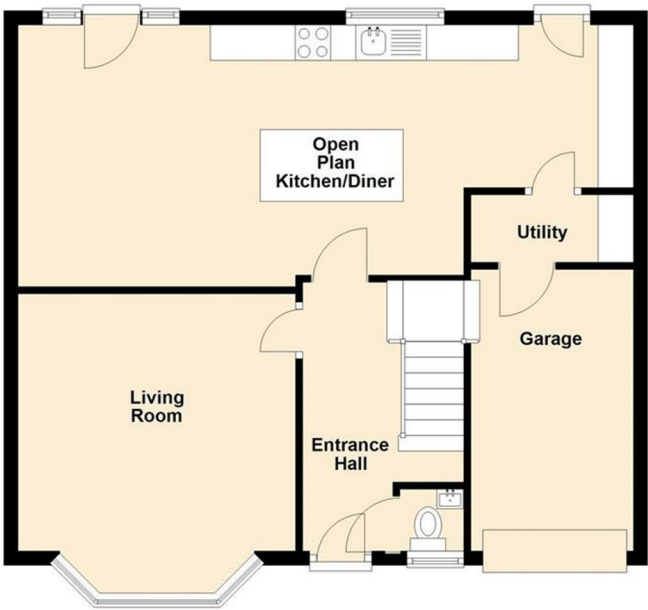
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.1 sq. feet)

