

264 Lydgate Lane, Crosspool, Sheffield, S10 5FT  
£560,000

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# 264 Lydgate Lane, Crosspool, Sheffield, S10 5FT

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Council Tax Band: C

A modern and spacious five/six bedroom, two bathroom extended semi detached home which is located in the heart of Crosspool! Perfect for families, the property has been effectively extended to the side creating a larger than average dwelling which must be viewed to be fully appreciated. Located close to a wealth of shops, amenities and cafes in Crosspool and Crookes, the property is also within easy reach of the Universities, Hospitals and the Peak District thanks to regular bus routes nearby. The property is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, cloakroom, a downstairs wc, bay fronted lounge, dining room, extended breakfast kitchen area, occasional sitting room (which could also be used as a bedroom) and a utility room. To the first floor there is a landing area, five spacious bedrooms (two with access to a Jack and Jill bathroom) and a modern family bathroom. Outside, there is off road parking for two cars to the side, a landscaped garden to the front with lawns and hedging for additional privacy and to the rear there is an enclosed courtyard garden with composite decking. Planning permission has also been granted for an extension into the loft space if required. A viewing is highly recommended, contact Archers Estates to book your viewing today! Freehold tenure, council tax band C. The property is available to the market with NO CHAIN INVOLVED!

## Entrance Hallway

Access to the property is gained through a front facing composite door which leads to the entrance hallway, which is bright and inviting and has LVT flooring, a radiator and staircase rising to the first floor.

## Cloakroom

Located off the hallway, this versatile room could also be used as an office if required. Having a upvc double glazed window, radiator and vinyl flooring.

## Downstairs WC

Having a low flush wc, pedestal wash basin and vinyl flooring.

## Bay Fronted Lounge

A bright and spacious lounge which has recently been improved, having a front facing upvc double glazed bay window, radiator, laminate flooring and a feature log burner set within a chimney breast which has a solid oak beam above and sandstone hearth.

## Dining Room

Another bright and airy room, having ample space for a dining table and chairs, laminate flooring and a stylish tall radiator. With a rear facing upvc double glazed bay unit with french doors connecting the rear garden space.

## Kitchen

Separated into two rooms, this inviting room has modern styled fitted wall and base units with laminated worksurfaces incorporating a ceramic sink and drainer unit. With a built in dishwasher and space for a fridge freezer. With a upvc double glazed window, tiled splashbacks to the walls and tiled flooring which continues to the breakfast kitchen area.

## Breakfast Kitchen

Located directly off the kitchen, there are continued fitted wall and base units with a integrated electric oven. Having a laminated worksurface

incorporating the gas hob which also has an extractor fitted above. With space for a dining table and chairs, a radiator, useful storage cupboard, a upvc double glazed window and a door leading to the sitting room.

## Extended Sitting Room

A spacious room which could be used for a variety of purposes, having upvc double glazed french doors leading to the outside, laminate flooring, a radiator and a door leading to the utility room.

## Utility Room

Having space and plumbing for a washing machine, dryer and under counter fridge, there are also fitted wall units and a laminated worksurface incorporating a stainless steel sink and drainer. A rear facing upvc door leads to the outside.

## First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which is a split level landing area and has a wooden bannister rail, loft access hatch and doors to all rooms on this level.

## Master Bedroom

A spacious double sized room having a front facing upvc double glazed bay window giving excellent far reaching views and a radiator.

## Bedroom Two

Another double sized room which has a rear facing upvc double glazed window and a radiator.

## Bedroom Three

A bedroom which could also be classed as a master suite, having two side facing upvc double glazed windows bringing much light into the room, a radiator and a door leading to the jack and jill shower room.

## Jack and Jill Shower Room

A great addition to the property having a suite comprising of a shower enclosure, a vanity wash basin and a low flush wc. With tiled flooring and another door leading to the fourth bedroom.

## Bedroom Four

Another double sized bedroom taking advantage of the extension, having a rear facing upvc double glazed window and a radiator.

## Bedroom Five

A single sized room which could also be used as an office if required. Having a front facing upvc double glazed window and a radiator.

## Family Bathroom

A beautifully presented bathroom which has a four piece suite comprising of a freestanding bath, a shower enclosure, a vanity wash basin and a low flush wc. With a chrome towel radiator, tiling to the walls and floor and a rear facing upvc double glazed window.

## Drying Room/Study

A versatile room which could be used as a study, drying room, or storage area. Having a radiator and front facing upvc double glazed window.

## Outside

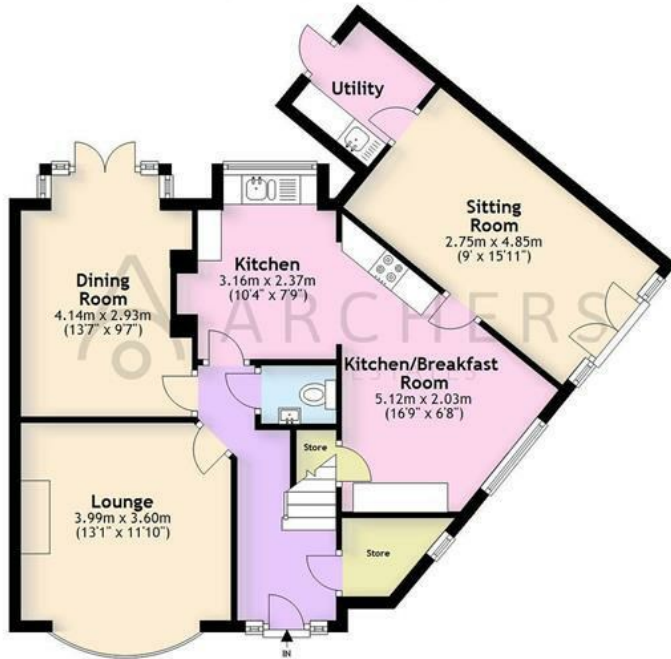
The property enviably stands on a corner plot and enjoys landscaped gardens to the front, side and rear. Having an Indian stone laid double driveway with steps leading down to a further patio area, lawn and there are surrounding shrubs, borders and a path with access to the front entrance door. With recently fitted fencing surrounding for added privacy. To the rear there is an enclosed courtyard garden which has a composite decking area perfect for private al-fresco dining or entertaining!

## Planning Permission

Planning permission has been granted to extend into the loft space. Please see the details on Sheffield City Councils planning page for more information.



**Ground Floor**  
 Approx. 71.3 sq. metres (767.6 sq. feet)



**First Floor**  
 Approx. 63.6 sq. metres (684.4 sq. feet)



Total area: approx. 134.9 sq. metres (1452.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.

264 Lydgate Lane, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	