

74 Sandygate Park, Sandygate, Sheffield, S10 5TZ
£525,000

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Council Tax Band: E

A wonderful three double bedroom, two bathroom detached family home, located on a quiet cul-de-sac in the highly sought after suburb of Sandygate! Perfect for families, the property has been well maintained throughout the years and offers the purchaser the chance to alter to ones own tastes. Having spacious rooms throughout, a conservatory to the rear, double sized bedrooms with views, a private rear garden, ample storage space and off road parking with a detached double garage to the rear to name a few highlights! Situated within the catchment area of Tapton secondary school, the property is close to open countryside and enjoys easy access to the Universities, Hospitals and the City Centre thanks to regular transport links nearby. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, spacious open plan living room, a conservatory, a sizeable breakfast kitchen, a double sized bedroom and the shower room. To the first floor there is a landing area, two double sized bedrooms with excellent views and a bathroom. Outside, there is a driveway providing off road parking for at least two cars, a landscaped garden to the front and a spacious, well maintained south east facing garden to the rear with a detached double garage. A viewing is highly recommended to appreciate the accommodation and potential on offer. Freehold tenure, council tax band E.

Entrance Hallway

Access to the property is gained through a front facing upvc door which leads to the entrance hallway, which is wide and inviting and has a staircase ascending to the first floor level, a radiator, a useful under stairs storage cupboard and another cupboard which houses the combi boiler.

Living Room

A bright and spacious room which has a lounge and dining area. Having a front facing upvc double glazed window, stone built fireplace with an electric fire and two radiators. To the dining area there is a sliding patio door leading directly to the conservatory.

Conservatory

A great addition to the property, this bright and spacious conservatory has upvc double glazed windows, tiled flooring, a radiator and a side facing upvc door leading to the outside.

Breakfast Kitchen

A good sized breakfast kitchen which has fitted wall and base units offering ample storage space, with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with an extractor above. There is an integrated electric oven and grill unit and space for a washing machine, dishwasher, tumble dryer and a fridge freezer. With a breakfast bar area, vinyl flooring, a radiator, a serving hatch to the dining area, a rear facing upvc double glazed window and a side facing upvc door leading to the outside.

Bedroom Three

A double sized bedroom, which has a front facing upvc double glazed window and a radiator.

Shower Room

A great addition to the property, the shower room is an additional wash room which has a double shower enclosure, vanity wash basin and a low flush wc. With a chrome towel radiator, additional radiator, vinyl flooring and a rear facing upvc double glazed window.

First Floor Landing

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

Master Bedroom

A spacious double sized master bedroom which has a front facing upvc double glazed dormer window enjoying excellent far reaching views, a radiator, fitted wardrobes and eaves storage access.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed dormer window enjoying far reaching views, a radiator, a cupboard housing the water cylinder and access to the eaves storage space.

Bathroom

A spacious family bathroom which has a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing upvc double glazed window.

Outside

The property stands within spacious grounds having a driveway providing off road parking for at least two cars and a landscaped raised garden to the front with path leading to the entrance door. The driveway continues up the side of the house and leads to the rear, where there is a landscaped and well maintained private garden having a patio, good sized lawn and is surrounded by borders, a good selection of year round plants and hedging. There is also direct access to the detached double garage and the garden enjoys a sunny aspect being south east facing!

Detached Double Garage

A wonderful addition to the property, this useful double sized detached garage has an up and over door, power and lighting and ample space for a car or other storage items.



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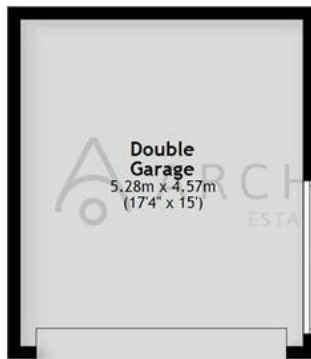
Ground Floor

Approx. 85.9 sq. metres (924.9 sq. feet)



Outbuilding

Approx. 24.1 sq. metres (259.7 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 154.9 sq. metres (1667.9 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.

74 Sandygate Park, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	