

15 Barnfield Road, Crosspool, Sheffield, S10 5TD  
£350,000

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Council Tax Band: C

A bright and spacious three bedroom semi detached home which is located on this popular road in Crosspool. Perfect for families, the property requires some modernisation and enjoys a spacious garden to the rear. Situated within the catchment area of Lydgate and Tapton schools, the property is also near to a wealth of shops, cafes and amenities in Crosspool and benefits from regular bus routes giving easy access to the Universities, Hospitals and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, lounge, dining room and kitchen with modern styled fittings. To the first floor there is a landing area, three spacious bedrooms, a bathroom and a separate wc. Outside, to the front of the property there is a lawned garden and driveway to the front leading to the garage, which has power and lights. To the rear there is a spacious tiered garden with hardstanding and a lawn. With trees and surrounding shrubs/fencing for additional privacy. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Leasehold tenure, 732 years remain on the lease. £30.78p ground rent per annum. Council tax band C.

### **Entrance Hallway**

Access to the property is gained through front facing upvc double glazed french doors which open into the hallway, which is wide and inviting and has a staircase rising to the first floor accommodation, a radiator, a storage cupboard and additional under stairs cupboard.

### **Lounge**

A bright and spacious lounge which has a large front facing upvc double glazed window, a radiator and a wall mounted gas fire. Sliding glazed doors lead to the dining room.

### **Dining Room**

Another spacious reception room which has a large rear facing upvc double glazed window overlooking the rear garden and a radiator. With ample space for a dining table and chairs.

### **Kitchen**

Having modern style fitted wall and base units with a laminated worksurface incorporating a one and a half stainless steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven, fridge freezer and a washing machine. The combi boiler is housed in the units, and there is laminate flooring, a rear facing upvc double

glazed window and side facing upvc door leading 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 wider than average area having a side facing upvc double glazed window, wooden bannister rail and a loft hatch.

### **Master Bedroom**

A bright and airy double sized master bedroom which has a front facing upvc double glazed window enjoying far reaching views towards open countryside, a radiator and ample space for furniture.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the rear garden and a radiator.

### **Bedroom Three**

A larger than average single sized room which has a front facing upvc double glazed window with far reaching views and a radiator.

### **Bathroom**

Having a suite comprising of a panelled bath with shower over and a pedestal wash basin. With a

radiator, useful storage cupboard, vinyl flooring and a rear facing upvc double glazed window.

### **Separate WC**

Having a low flush wc and a side facing upvc double glazed window.

### **Garage**

A good sized garage which has an up and over door to the front, having power and lighting and offering storage space for a car or additional items. There is a window and door to the rear giving access to the garden area.

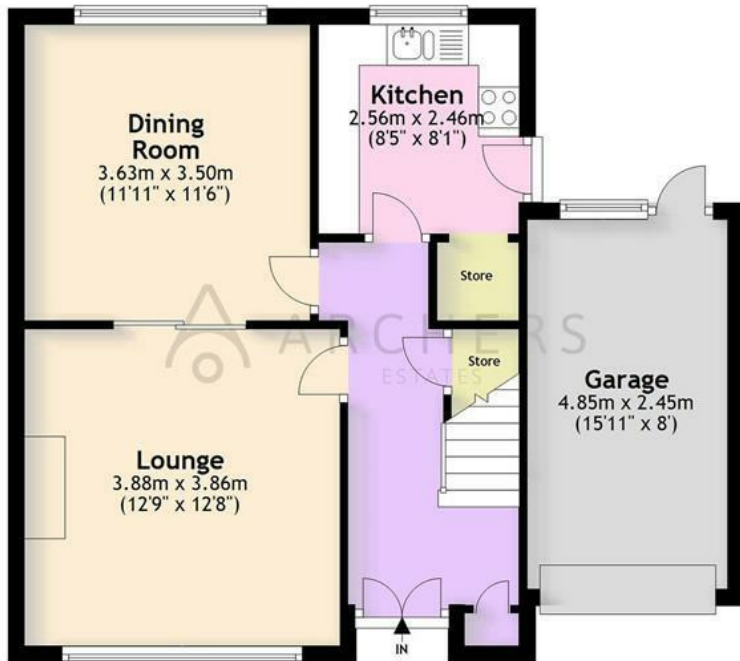
### **Outside**

To the front of the property there is a driveway leading to the garage and a lawned garden. To the rear there is a hardstanding area and steps rise to the lawned garden, which is tiered and has trees, shrubs, borders and a surrounding fence.



### Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 103.8 sq. metres (1117.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(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	