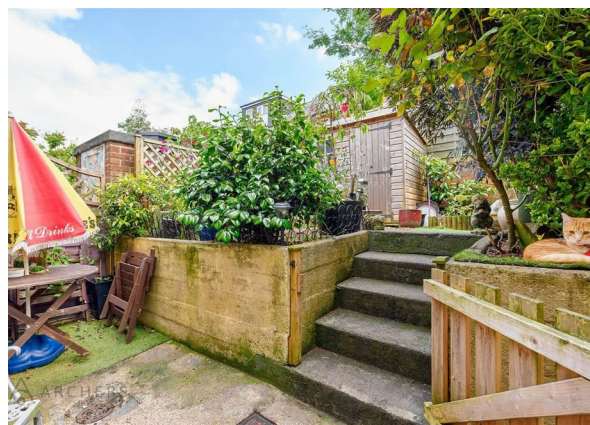
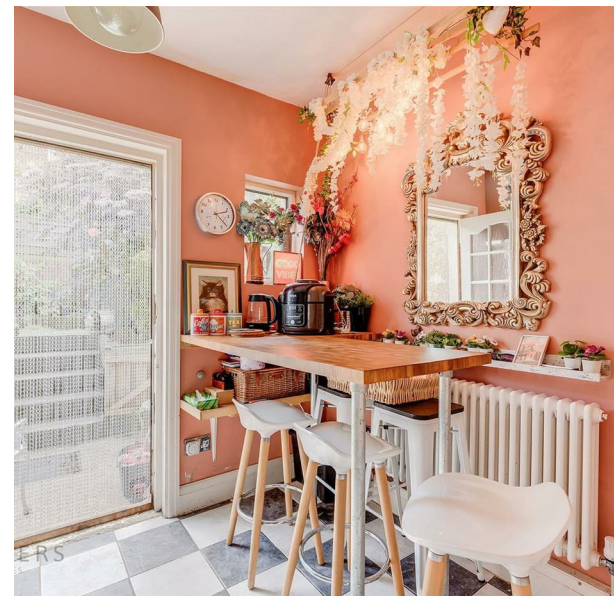


59 Longfield Road, Crookes, Sheffield, S10 1QW  
£210,000

ARCHERS  
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**59 Longfield Road, Crookes, Sheffield, S10 1QW**

**£210,000**

**Council Tax Band: A**

A good sized two bedroom mid terraced home which is located on a popular road in the heart of Crookes! Perfect for first time buyers or landlords, the property is situated within metres of Bolehills Park with its stunning far reaching sunset views, and also a wealth of shops, cafes and amenities in Crookes including regular bus routes giving easy access to the Universities and Hospitals. Enjoying spacious rooms throughout, the property has a beautifully designed Ikea kitchen yet offers the purchaser the chance to put their own stamp on too. With solar panels fitted to the roof, double glazing and gas central heating throughout, the property in brief comprises; Entrance hall, lounge and dining kitchen. To the first floor there is a landing area, two double sized bedrooms and a bathroom. Outside, there is a garden to the front and a tiered low maintenance courtyard style garden to the rear. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band A. NO CHAIN INVOLVED!

### **Entrance Hallway**

Access to the property is gained through a front facing wooden door which leads to the hallway. A staircase rises to the first floor and a door leads to the lounge.

### **Lounge**

A spacious and well presented lounge which has a front facing upvc double glazed window, radiator, storage to the eaves and a feature fireplace with log effect gas fire. A further door leads to the dining kitchen.

### **Dining Kitchen**

A modern and tastefully designed kitchen having Ikea fitted wall and base units and a solid oak work surface incorporating a ceramic sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, dishwasher and washing machine. With a useful breakfast bar area, tiled flooring, a cast iron radiator, useful under stairs storage area, two rear facing upvc double glazed windows and a rear facing

wooden door leading to the rear garden. the combi boiler is also housed in the kitchen units.

### **First Floor Landing Area**

A staircase ascends from the hallway and leads to the first floor landing area, which has access to the loft space and doors leading to all rooms on this floor.

### **Master Bedroom**

A spacious double sized master bedroom which has a front facing upvc double glazed window, a radiator, solid wood flooring and a useful walk in storage cupboard.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

### **Bathroom**

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator, solid wood flooring, a radiator and a rear facing upvc double glazed window.

### **Outside**

To the front of the property there is a small garden area with a path leading to the entrance door. To the rear there is a tiered courtyard style garden space with a patio area and steps rising to an artificial lawn area which has surrounding borders, a shed and fencing. A gate to the rear leads to the communal passageway.







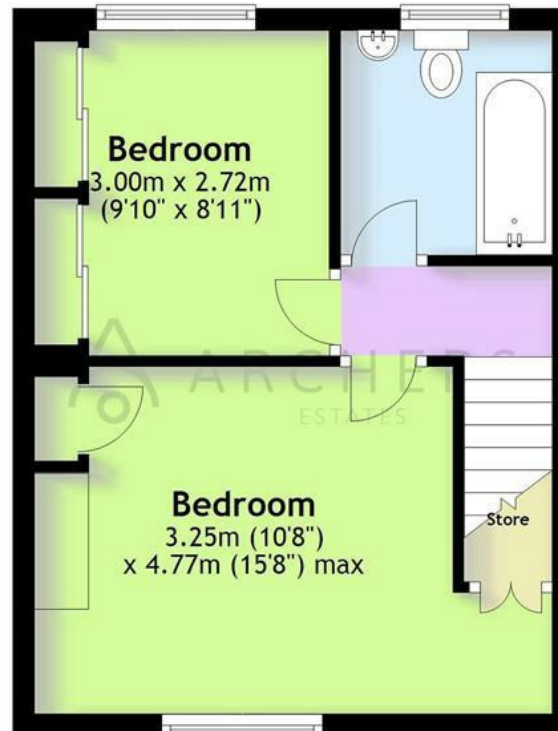
### Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



**Total area: approx. 60.8 sq. metres (653.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	81
(69-80) <b>C</b>			
(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	