

38 Headland Road, Crosspool, Sheffield, S10 5FY  
£499,950

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# 38 Headland Road, Crosspool, Sheffield, S10 5FY

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Council Tax Band: C

A spacious, modern styled five bedroom, two bathroom extended semi detached home which is located on this quiet road in the heart of Crosspool! Perfect for families with space in mind, the property enjoys a good sized garden to the rear and has a wonderful open plan living kitchen with island unit and underfloor heating to name a few highlights. Located close to a wealth of shops, cafes and amenities in Crosspool and Crookes, there are also regular bus routes giving access to the universities, hospitals, city centre and the Peak District. The property is also within the catchment area of Lydgate and Tupton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance porch, entrance hallway, downstairs wc, bay fronted lounge and open plan living kitchen which has a dining area and bi-folding doors to the rear garden. To the first floor there is a landing area, three bedrooms and a family bathroom. To the second floor there is a landing area, two double bedrooms and a shower room. Outside, there is a garden to the front whilst to the rear is a sizeable garden with patio and raised lawn, made private with surrounding hedges. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

## Entrance Vestibule

A front facing upvc double glazed door leads to the entrance vestibule, which has upvc double glazed windows and a further door leading to the hallway.

## Entrance Hallway

A wide and inviting entrance hallway which has a staircase rising to the first floor accommodation, a radiator, solid wood floor and doors lead to all downstairs rooms.

## Downstairs WC

A great addition to the property, having a low flush wc, pedestal wash basin, side facing upvc double glazed window and the combi boiler is located in this room.

## Bay Fronted Lounge

A spacious room having a front facing upvc double glazed bay window, solid wood flooring and a radiator.

## Extended Open Plan Dining Kitchen

A fantastic open plan dining kitchen which has been effectively extended to the rear creating a modern and stylish living space for the family. Having fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit. There is also a spacious island units which has a ceramic hob with extractor above. There are integrated appliances including an electric oven, grill, dishwasher and washing machine. There is also a space for a fridge freezer. With rear facing double glazed bi-folding doors leading to the rear garden, laminate flooring and a radiator. There is a spacious dining area with a further radiator and ample space for a dining table and chairs. The room also benefits from underfloor heating.

## First Floor Landing

A staircase ascends from the ground floor and leads to the first floor landing area, which has a side facing upvc double glazed window and a wooden bannister rail. A further staircase rises to the second floor accommodation and doors lead to all rooms on this floor.

## Master Bedroom

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

## Bedroom Two

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

## Bedroom Three

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 modern styled four piece bathroom which has a suite comprising of a panelled bath, shower enclosure, pedestal wash basin and a low flush wc. With tiling to the floor and walls, a radiator and a rear facing upvc double glazed window.

## Second Floor Landing Area

A staircase ascends from the first floor landing area and leads to the second floor landing, which has a front facing velux window and doors lead to all rooms.

## Attic Bedroom Four

A double sized bedroom which has two front facing velux windows, a radiator and access to the eaves storage space.

## Attic Bedroom Five

Another double sized bedroom, which has a rear facing upvc double glazed dormer window and a radiator.

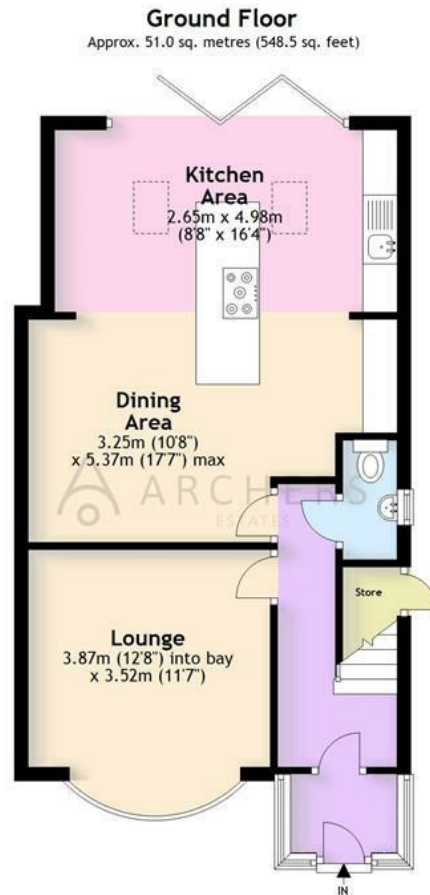
## Shower Room

A great addition to the property, having a suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing upvc double glazed dormer window.

## Outside

To the front of the property a path leads to the entrance door and there is a small garden area. Access to the side of the house leads to the rear garden, which is larger than average and has a patio area and steps rising to a long lawned garden which is made private by surrounding hedging.





Total area: approx. 119.1 sq. metres (1282.4 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.

38 Headland Road, 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>		72	83
(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	