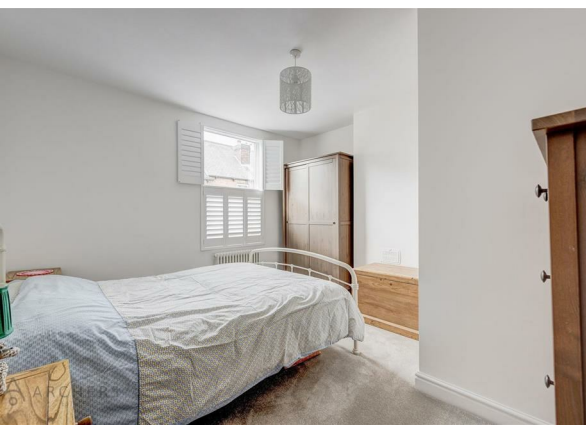


16 Loxley View Road, Crookes, Sheffield, S10 1QZ
£235,000

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16 Loxley View Road, Crookes, Sheffield, S10 1QZ

£235,000

Council Tax Band: A

This bright and modern two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, small families, or investors. Lovingly maintained, the property features airy rooms with neutral, contemporary décor following recent professional redecoration. Located on the sought-after Loxley View Road, it's just a short walk from Crookes high street, known for its vibrant cafes, pubs, restaurants, and shops. Bolehills Park, with its stunning views and sunsets, is also nearby. The popular area of Crookes is within easy reach of local hospitals, universities, and the city centre, with excellent transport links to the train station and the Peak District. The home benefits from double glazing and gas central heating, and comprises a lounge, dining kitchen with cellar access, two bright bedrooms, and a bathroom. Outside, a shared passage leads to a well-maintained garden with lawn, patio areas, and a brick-built outbuilding. A viewing is highly recommended. Contact Archers Estates to arrange your visit today. Leasehold tenure (share of freehold, no ground rent to pay), council tax band A.

Lounge

Access to the property is gained through a front facing composite door which leads to the lounge. Having a front facing upvc double glazed window with plantation shutters, a column radiator and laminate flooring. A door leads to the dining kitchen.

Dining Kitchen

Another good sized reception room, the dining kitchen has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, and space for appliances including a cooker, washing machine and fridge freezer. There is a stylish tall radiator, tiled flooring, a rear facing upvc double glazed window, space for a dining table and chairs, housing for the Baxi combi boiler, a useful under stairs storage cupboard, trap door access to the cellar and a rear facing upvc door to the outside. A staircase rises to the first floor landing area.

First Floor Landing Area

A staircase ascends from the dining kitchen and leads to the first floor landing area, which has doors leading to all rooms on this level and a newly fitted carpet.

Master Bedroom

A well proportioned master bedroom which has a front facing upvc double glazed window with plantation shutters, a stylish column radiator and a newly fitted carpet.

Bedroom Two

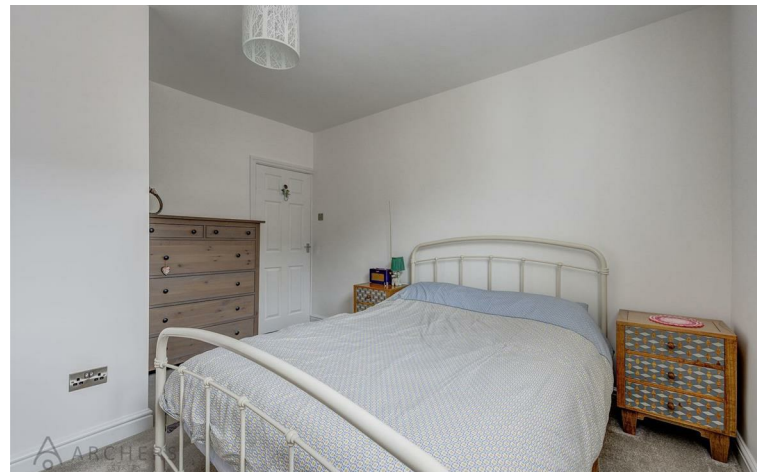
A good sized single room overlooking the garden. The room easily lends itself to a single bed and large desk for home-working. The room also has a upvc double glazed window and stylish column radiator.

Bathroom

A modern styled bathroom which has a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. There is a radiator, a two tier tiled floor and a rear facing upvc double glazed window.

Outside

A shared passage leads to the rear, where there is a pleasant garden area with hardstanding and a spacious lawn with floral borders and immediate access to the brick built outbuilding, offering excellent storage alternatives.



Cellar

Approx. 13.1 sq. metres (141.0 sq. feet)



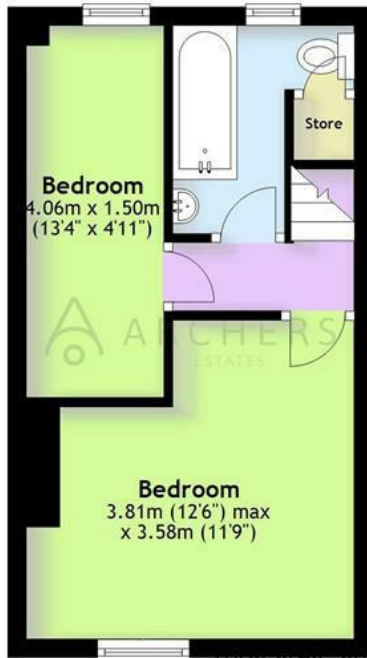
Ground Floor

Approx. 24.0 sq. metres (257.8 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



Outbuilding

Approx. 1.5 sq. metres (16.0 sq. feet)



Total area: approx. 62.6 sq. metres (674.3 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	