

13 Northfield Road, Crookes, Sheffield, S10 1QP
£255,000

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Council Tax Band: A

A modern styled, larger than average three double bedroom stone fronted mid terraced home which is located in Crookes and offers additional space above the passageway! Ideal for first time buyers or families, the property has recently modernised throughout by the current vendor including a rewire, new heating system, kitchen, bathroom and completely redecorated creating a stylish and attractive home which also offers a spacious garden to the rear and superb far reaching views across Sheffield. Located within close proximity to a wealth of shops, cafes and amenities in Crookes and Walkley, there are regular bus routes on the doorstep offering easy access to the universities, hospitals and the city centre. In brief, the property comprises; entrance porch, lounge, inner hall and dining kitchen with integrated appliances and access to the cellar. To the first floor there is a landing area, two larger than average double bedrooms and a stylish bathroom. To the second floor there is a double sized attic bedroom which enjoys fantastic views. Outside, there is a shared passage leading to the rear, which has a good sized private garden with patio, lawn, a brick built outbuilding no neighbouring access. Freehold tenure, council tax band A. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit!

Entrance Porch

Access to the property is gained through a front facing upvc double glazed entrance door which leads immediately into the porch. Having upvc double glazed windows, there is also a further upvc door leading into the lounge.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed window, laminate flooring, a radiator and stylish partial wood panelled walls. The room leads to the inner hall.

Inner Hall

Having a staircase rising to the first floor accommodation and immediate access between the lounge and dining kitchen.

Dining Kitchen

A spacious dining kitchen which has modern styled fitted wall and base units with a laminated worksurface incorporating a larger than average composite sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven, microwave, slimline dishwasher and washing machine, and space for an American fridge freezer. With laminate flooring, a radiator, a rear facing upvc double glazed window overlooking the garden, ample space for a dining table and chairs and a spacious storage area next to the cellar door.

Cellar

Steps descend from the dining kitchen and lead to the cellar, which houses the meters and offers further storage options.

First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail, doors leading to all rooms on this level and a further staircase rising to the second floor level.

Master Bedroom

A larger than average master bedroom which benefits from additional space over the passageway. Having a front facing upvc double glazed window, radiator, laminate flooring and a spacious walk in storage cupboard. There is space to install an en-suite if required and subject to the usual building approvals.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window enjoying far reaching views, a radiator and laminate flooring.

Bathroom

A modern styled bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. There is a towel radiator, a rear facing upvc double glazed window, vinyl flooring and stylish tiling to the walls.

Attic Bedroom Three

A staircase ascends from the first floor landing and leads to the attic bedroom, which is another double sized room having a rear facing upvc double glazed dormer window commanding stunning far reaching views over Sheffield and beyond. There is also laminate flooring, a radiator, a wooden bannister rail and access to the eaves storage area.

Outside

To the front of the property there is a small patio area with immediate access to the entrance porch. A shared passage leads to the rear where there is good sized garden with no neighbouring access, having a hardstanding area, spacious lawn and a brick built outbuilding offering further storage options.



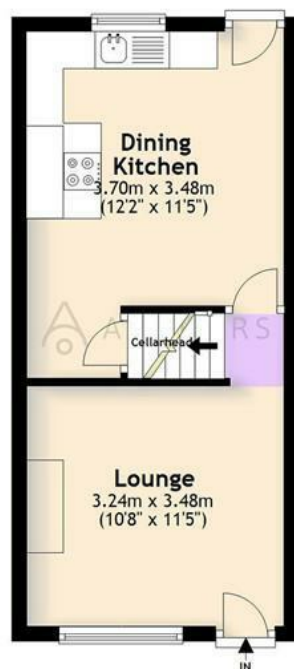
Cellar

Approx. 12.3 sq. metres (132.7 sq. feet)



Ground Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Second Floor

Approx. 21.8 sq. metres (235.0 sq. feet)



Total area: approx. 101.6 sq. metres (1093.4 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.

13 Northfield Road, SHEFFIELD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	