

1 Vernon Delph, Crosspool, Sheffield, S10 5NS
£395,000

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Council Tax Band: C

A modern and spacious three bedroom semi-detached home which is located on a quiet road in the heart of Crosspool. Perfect for families, the property is situated on a corner plot and boasts newly fitted carpets and full redecoration throughout, gardens to three sides, off road parking, a garage and an open plan dining kitchen to name a few highlights! Positioned close to a wealth of shops and amenities, there are also regular bus routes giving easy access to the universities, hospitals and the Peak District, plus the property is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, bay fronted lounge, dining room, kitchen with modern fittings and a utility room with access to the garage. To the first floor there is a landing area, three spacious bedrooms (with far reaching views to the rear) and a modern bathroom. Outside, there is a garden and driveway to the front, a large garden to the side and a private enclosed garden to the rear. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band C.

Entrance Hallway

Access to the property is gained through a front facing upvc double glazed door which leads to the entrance hallway. Wide and inviting, there is a staircase with bannister rail rising to the first floor accommodation, a radiator and tiled vinyl flooring.

Downstairs WC

A useful addition to the home, having a low flush wc and pedestal wash basin.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window and a wall mounted electric fire radiator.

Dining Room

Another spacious reception room which has ample space for a dining table and chairs, a rear facing upvc double glazed bay unit with french doors leading to the garden and a radiator. The room opens to the kitchen area.

Kitchen

Having modern styled fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and an electric hob. With

integrated appliances including an electric oven, grill and dishwasher. The Worcester Bosch combi boiler is housed in the units and there is a rear facing upvc double glazed window. A door leads to the utility room.

Utility Room

A great addition to the home, having a rear facing upvc double glazed window and a rear facing upvc door leading to the garden. A further door leads to the garage.

Garage

Having an up and over door to the front, a double glazed window and ample space for a car. The garage also houses the meters and is perfect for storage.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area which has a side facing upvc double glazed window, wooden bannister rail, loft access hatch and doors to all rooms on this level.

Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed bay window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window enjoying far reaching views towards the peak district and a radiator.

Bedroom Three

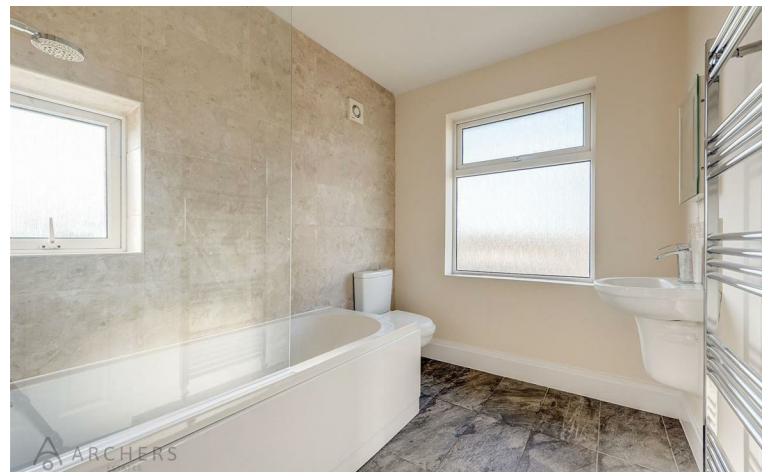
A single sized room which could also be used as a study if required. Having a front facing upvc double glazed oriel window and a radiator.

Bathroom

A modern and tastefully designed bathroom, having a suite comprising of a newly fitted panelled bath with shower over, a pedestal wash basin and a low flush wc. With side and rear facing upvc double glazed windows, tiled flooring and a chrome towel radiator.

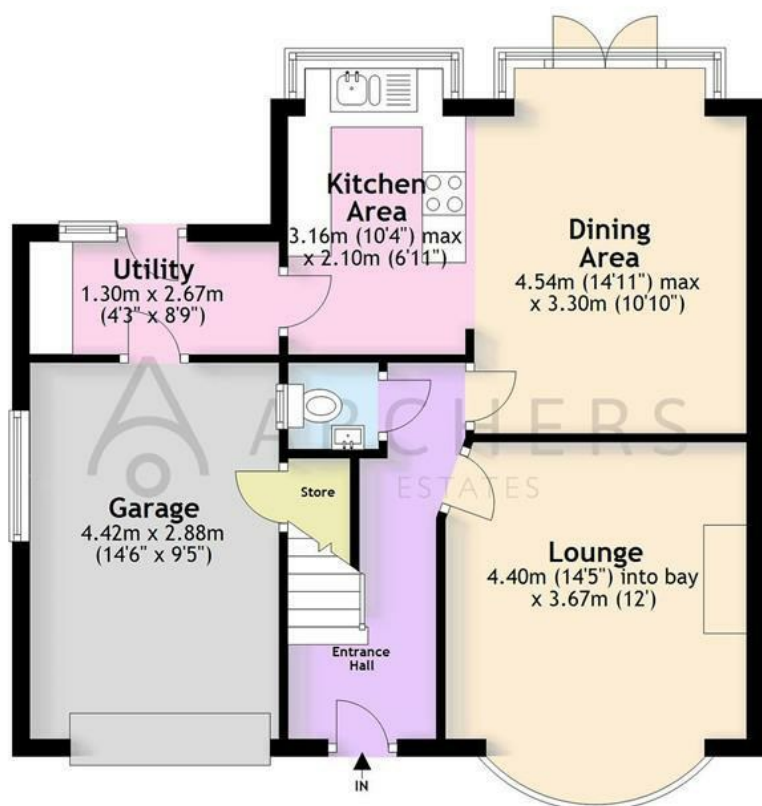
Outside

The property stands on a prominent corner location and has gardens to three sides. To the front there is a gated driveway leading to the garage and a garden area, to the side there is a large garden mainly laid to lawn with surrounding shrubs/hedges. To the rear there is an enclosed private garden space which has hedging surrounding.



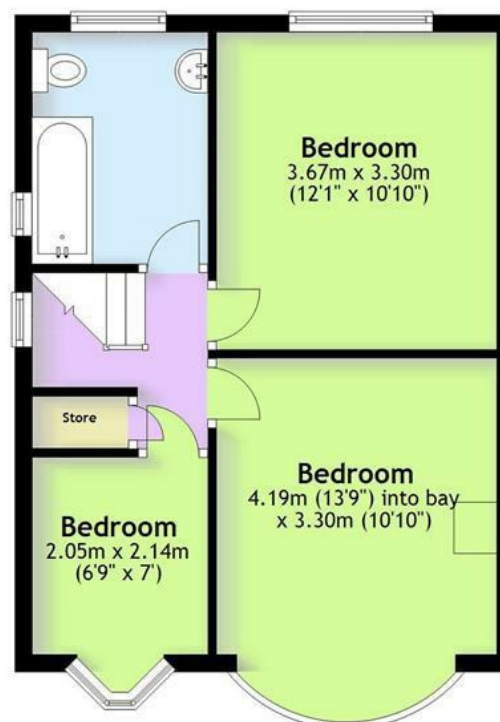
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 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 misstatement. 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.

1 Vernon Delph, Sheffield

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

81

62