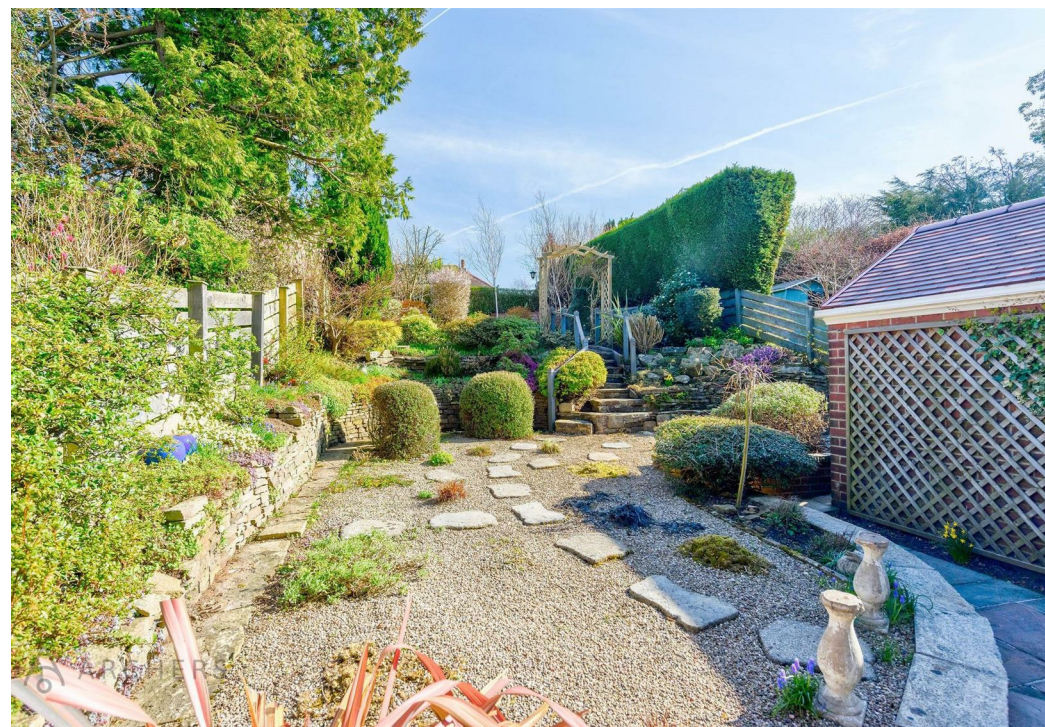
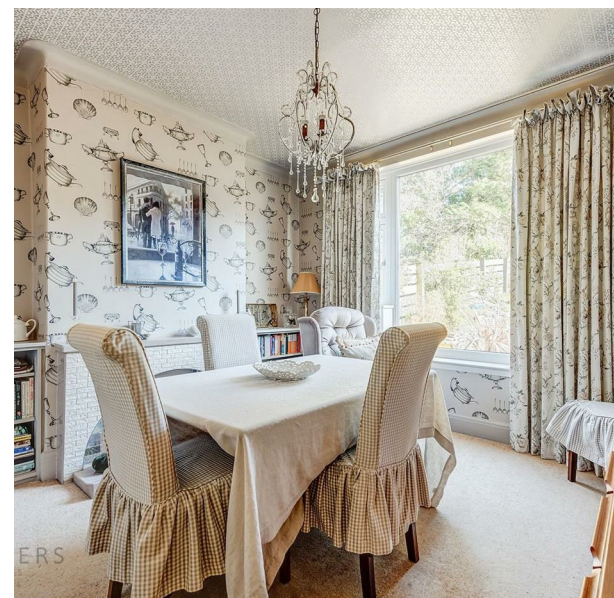


105 Ringstead Crescent, Crosspool, Sheffield, S10 5SJ
£399,950

ARCHERS
ESTATES



105 Ringstead Crescent, Crosspool, Sheffield, S10 5SJ

£399,950

Council Tax Band: C

A bright, spacious and well presented three bedroom semi-detached home which is located on this popular road in the heart of Crosspool. Ideal for families, the property has been lovingly maintained to a high standard over the years and has off road parking for three cars, a detached garage and a large landscaped garden to the rear to name a few highlights. Situated close to a wealth of shops, cafes and amenities in Crosspool, the property is also within easy reach of open countryside and is well served by regular bus routes giving access to the universities and hospitals. The property is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance vestibule, hallway, downstairs wc, bay fronted lounge, dining room and a kitchen. To the first floor there is a landing area, three bedrooms, a shower room and a separate wc. Outside, there is patio to the front, a partially covered driveway with off road parking for three cars, a detached garage and a lovely landscaped garden to the rear with two patio areas. A viewing is highly recommended to appreciate the accommodation on offer - Contact Archers Estates today to book your visit! Council tax band C, Leasehold tenure - 800 years lease from 1939. Ground rent is £5pa.

Entrance Vestibule

Access to the property is gained through a front facing upvc entrance door which leads directly into the vestibule area. Having upvc double glazed windows surrounding the door, vinyl flooring and a useful storage cupboard. A further door leads to the hallway.

Hallway

A spacious and inviting hallway which has a staircase rising to the first floor accommodation, laminate flooring and a radiator.

Downstairs WC

A useful addition to the property, having a low flush wc with pedestal wash basin.

Bay Fronted Lounge

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

Dining Room

Another bright and spacious reception room which has a large rear facing upvc double glazed window overlooking the garden, a radiator and a stylish tiled fireplace.

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and an electric hob with extractor above. There is an integrated electric oven and grill unit and space

for an under counter fridge. With a rear facing upvc double glazed window overlooking the garden, vinyl flooring and housing for the Worcester Bosch combi boiler. A side facing upvc door leads to the outside.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area which has a wooden bannister rail, a side facing upvc double glazed window and a loft hatch with access to the roof space.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed bay window which enjoys fine far reaching views towards the peak district, a radiator and two fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the rear garden, a radiator, laminate flooring and two fitted wardrobes.

Bedroom Three

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

Shower Room

Having a suite comprising of a shower enclosure and a pedestal wash basin. With vinyl flooring, a rear facing upvc double glazed window and a radiator.

Separate WC

Having a low flush wc and a side facing upvc double glazed window.

Outside

To the front of the property there is a raised stone flagged patio which gives immediate access to the entrance door. A driveway with covered area leads up the side and offers parking for up to three cars. To the rear of the property there is a sizeable detached garage and a secure gate leads to the garden which is a beautifully landscaped space having a patio, gravelled area and has steps rising to a further secluded patio garden with seating options. The garden is filled with plants, flowers, shrubs and borders.

Garage

A brick built detached garage which has wooden doors to the front and ample space for the storage of a car if required. With power and lighting, the garage could be used for a variety of purposes.



Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Outbuilding

Approx. 11.0 sq. metres (118.7 sq. feet)



Total area: approx. 98.5 sq. metres (1059.9 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.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |