

79 Evelyn Road, Crookes, Sheffield, S10 5FE
£215,000

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Council Tax Band: A

A bright and spacious two double bedroom end terraced home, which is located on this popular road in Crookes! Perfect for first time buyers, investors or landlords, the property requires some modernisation yet offers huge potential for improvement. Located close to a wealth of shops, cafes and amenities in Crookes, Crosspool and Broomhill, the property is well served by regular transport links giving easy access to the universities and hospitals, and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; lounge and dining kitchen with access to the cellar. To the first floor there is a landing area, master bedroom and bathroom. To the second floor there is a double sized attic bedroom. Outside, there is a small garden to the front whilst to the rear is a larger than average garden with a hardstanding area, lawn and a driveway with access to Ryegate Crescent. Leasehold tenure, 671 years remain on the lease. Ground rent £9.15pa. Council tax band A.

Lounge

A wooden entrance door gives access to the lounge, which is a bright and spacious room having a front facing double glazed window, radiator and a feature fireplace. A door leads to the dining kitchen.

Dining Kitchen

Another spacious reception room, having 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 space for a fridge, freezer and washing machine. With a rear facing double glazed window, rear facing wooden entrance door, radiator and a door leading to the cellarhead. A staircase rises to the first floor accommodation.

Cellarhead

Steps descend to the cellar, which is ideal for storage.

First Floor Landing Area

A staircase ascends from the dining kitchen and leads to the first floor landing area, which has a wooden bannister rail, rear facing double glazed window and a further staircase rising to the second floor accommodation. Doors lead to the master bedroom and bathroom.

Master Bedroom

A good sized master bedroom which has a front facing double glazed window, two radiators and a feature cast iron fireplace.

Bathroom

A larger than average bathroom which has a four piece suite comprising of a victorian freestanding rolltop bath, a shower enclosure, pedestal wash basin and a low flush wc. With a towel radiator, additional radiator and a rear facing double glazed window.

Attic Bedroom Two

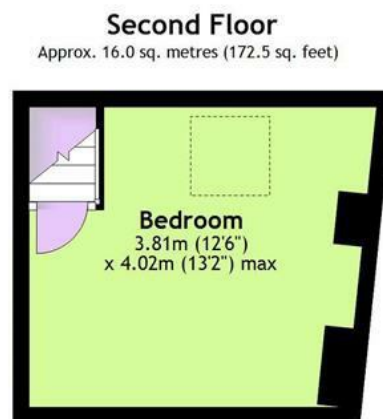
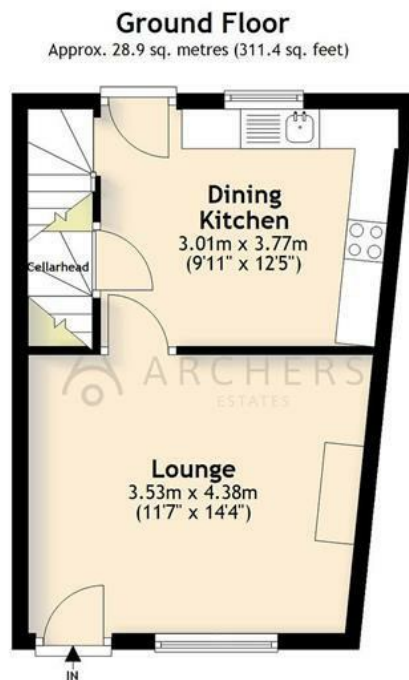
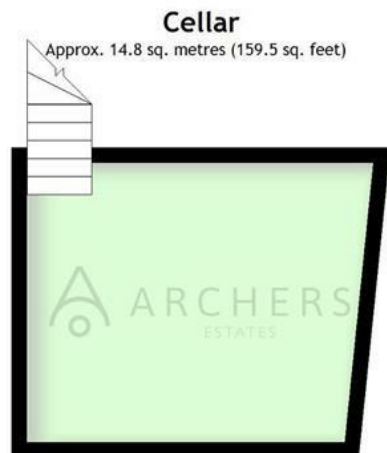
A staircase ascends from the first floor landing area and leads to the second bedroom, which is

another double room having a rear facing velux window, radiator and access to the eaves storage area.

Outside

To the front of the property there is a small garden with hedging and a stone wall surrounding. To the rear there is a sizeable garden with hardstanding area, a lawn and a useful driveway with access to Ryegate Crescent. With hedges surrounding for added privacy.





Total area: approx. 88.7 sq. metres (954.8 sq. feet)

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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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	