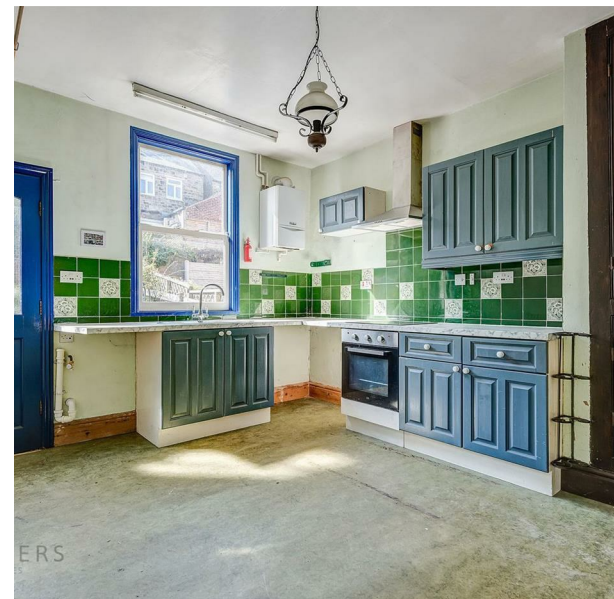


13 Tasker Road, Crookes, Sheffield, S10 1UY
£240,000

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13 Tasker Road, Crookes, Sheffield, S10 1UY

£240,000

Council Tax Band: B

A bright and spacious three bedroom mid terraced home which is located on this popular road in the heart of Crookes. Ideal for first time buyers or investors, the property requires modernisation throughout and offers the purchaser the chance to put their own stamp on it! Located close to a wealth of shops, cafes and amenities, there are also regular bus routes giving easy access to the universities, hospitals and the city centre. 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; lounge, inner hall and dining kitchen with access to the cellar. To the first floor there is a landing area, master bedroom, single sized second bedroom and a bathroom. To the second floor there is a spacious attic bedroom. Outside, a shared passage leads to a sizeable garden space. Offered for sale with NO CHAIN INVOLVED, a viewing is highly recommended! Council tax band B, leasehold tenure - 669 years remain on the lease. Ground rent is £10.10pa.

Lounge

A wooden door leads to the lounge which has a double glazed front facing window, radiator and feature fireplace with wooden surround and tiled hearth. A door leads to the inner hall.

Inner Hall

Having a staircase rising to the first floor and doors connecting the lounge and dining kitchen.

Dining Kitchen

A bright and spacious dining kitchen which has 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 fitted storage cupboards, a radiator, a rear facing double glazed window and rear facing wooden door to the outside. A further door leads to the cellar head.

Cellar Head

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

First Floor Landing Area

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

Master Bedroom

A good sized master bedroom which has a front facing double glazed window, radiator, decorative cast iron fireplace and a useful walk in storage cupboard.

Bedroom Two

A single sized bedroom which could also be used as a study/office. Having a rear facing double glazed window and a radiator.

Bathroom

With a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a radiator and rear facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing area and leads to the attic bedroom, which has a wooden

bannister rail, solid wood flooring, a radiator, useful storage cupboard and a rear facing velux window.

Outside

To the front of the property there is a small garden with immediate access to the entrance door. A shared passage leads down the side and gains access to the rear, where there is a sizeable garden with a patio, shrubs and fencing surrounding.



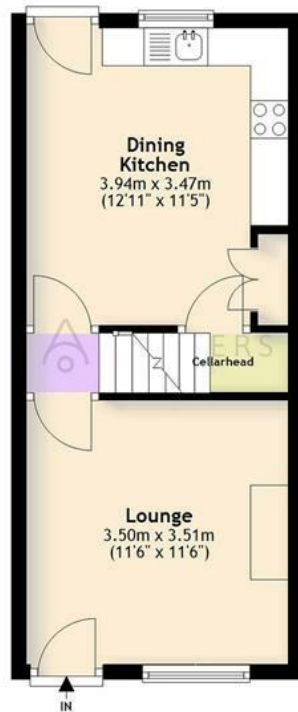
Cellar

Approx. 13.0 sq. metres (140.4 sq. feet)



Ground Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



First Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



Second Floor

Approx. 16.3 sq. metres (175.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 sq. feet)

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |