

154a Sandygate Road, Crosspool, Sheffield, S10 5SB
£1,950 Per Month
Council Tax Band: D

 **ARCHERS**
ESTATES



A stunning, larger than average five double bedroom, two bathroom extended detached home which is located on this popular road in Crosspool. Perfect for families, the property has just undergone a full scheme of renovation from top to bottom including new wiring, plumbing and having been extended into the loft space creating a virtually brand new home. Positioned within close proximity to a wealth of shops, cafes and amenities in Crosspool, the property enjoys easy access to the Universities and Hospitals thanks to regular transport links on the doorstep and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, ultra modern styled fittings, stunning views and a spacious, landscaped rear garden to name a few highlights. In brief, the property comprises; Entrance porch, entrance hallway, downstairs wc, open plan living room with two bay windows, a snug/dining room and stylish kitchen with integrated appliances. To the first floor there is a landing area, three double bedrooms and a family bathroom. To the second floor there is a further landing area, two double bedrooms with views and a shower room. Outside, there is a parking area to the front whilst to the rear is a tiered garden with decking area and large lawn. Available IMMEDIATELY on an UNFURNISHED BASIS. Holding fee is £450.00, the full deposit due is £2250.00, council tax band D.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk



Total area: approx. 153.7 sq. metres (1654.9 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.

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	67	79
		EU Directive 2002/91/EC