

7 Vernon Delph, Crosspool, Sheffield, S10 5NS  
£465,000

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# 7 Vernon Delph, Crosspool, Sheffield, S10 5NS

£465,000

Council Tax Band: C

A bright and spacious four bedroom, two bathroom extended semi-detached home which is located on this quiet road in the heart of Crosspool! Perfect for families, the property has been well maintained throughout and includes additions such as a conservatory and an impressive attic master suite which has fine far reaching views to the rear. Situated close to a wealth of shops, cafes and amenities the property is also well served by regular transport links giving easy access to the universities, hospitals, the city centre and open countryside. 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 hallway with storage cupboard, bay fronted lounge, dining room, conservatory and kitchen. To the first floor there is a landing area, three bedrooms and a bathroom. To the second floor there is a good sized master bedroom with en-suite shower room. Outside, there is a small garden and driveway to the front whilst to the rear there is a sizeable landscaped garden with patio and steps down to a lawned space. A viewing is highly recommended, contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

## Entrance Hallway

Access to the property is gained through a front facing composite entrance door which leads to the hallway, having a side facing upvc double glazed window, radiator and a staircase rising to the first floor accommodation. There is access to the useful under stairs pantry area which also has space and plumbing for a washing machine. Doors lead to all rooms on this level.

## Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, two radiators, shelving to the alcoves and a feature fireplace with electric fire.

## Dining Room

Another spacious reception room which has ample space for a dining table and chairs, a radiator and laminate flooring. A sliding patio door leads to the conservatory.

## Conservatory

A great addition to the property, having upvc double glazed windows, laminate flooring, a radiator and side facing upvc double glazed french doors leading to the outside.

## Kitchen

Having stylish fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas 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, side facing upvc door leading to the outside and vinyl flooring.

## First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area which has a side facing upvc double glazed window and wooden bannister rail. A further staircase rises to the second floor level and doors lead to all rooms on this level.

## Bedroom Two

A spacious former master bedroom which has a front facing upvc double glazed bay window, a radiator and two fitted wardrobes.

## Bedroom Three

Another double sized bedroom which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

## Bedroom Four

A single sized bedroom which is ideal for use as an office. Having a front facing upvc double glazed oriel window and a radiator.

## Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a

chrome towel radiator, vinyl flooring and a rear facing upvc double glazed window.

## Attic Master Bedroom

A staircase ascends from the first floor landing and leads to the attic master bedroom, which is a bright and spacious room enjoying a dual aspect layout having a front facing velux window and a rear facing upvc double glazed window which enjoys far reaching views. With a radiator, fitted wardrobes and a door leading to the en-suite shower room.

## En-Suite Shower Room

A modern and stylish en-suite which has a shower enclosure, pedestal wash basin and low flush wc. With a chrome radiator, tiled flooring and a rear facing upvc double glazed window.

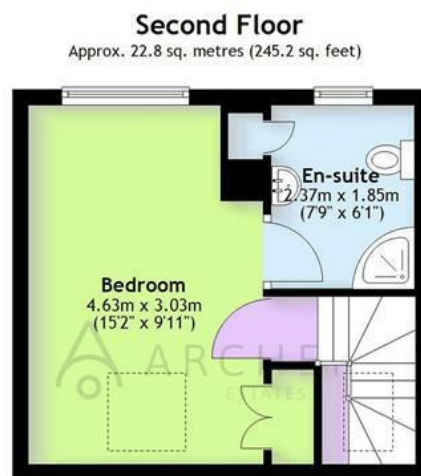
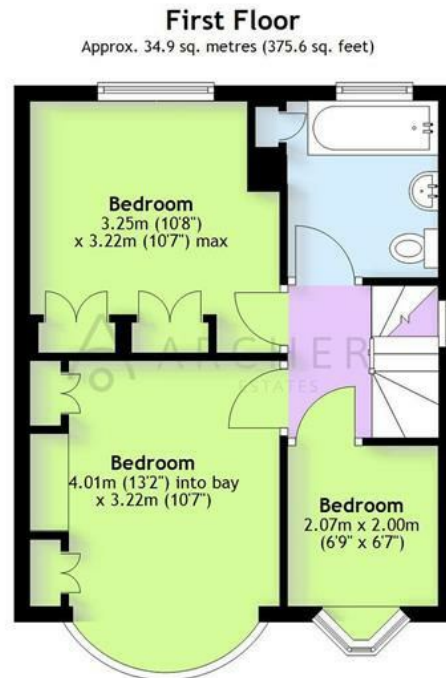
## Outside

To the front of the property there is a driveway and a garden area with immediate access to the entrance door. The driveway continues down the side and leads to the rear, where there is a spacious landscaped garden with a patio area and steps descending to the lawn which is surrounded by hedges, fencing and shrubs.









**Total area: approx. 101.3 sq. metres (1090.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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