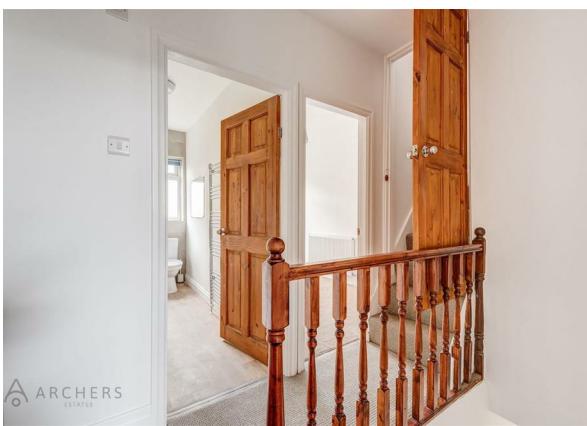


15 Tasker Road, Crookes, Sheffield, South Yorkshire, S10 1UY
£250,000



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Council Tax Band: B

A spacious and well presented three bedroom, two bathroom mid terraced home which is located in the heart of Crookes and has recently undergone a scheme of redecoration. Perfect for first time buyers, landlords or families, the property enjoys accommodation over three levels and has modern styled kitchen and bathroom fittings, an en-suite shower room to the attic bedroom and a pleasant courtyard garden to the rear also. Situated within close proximity to a wealth of shops, cafes and amenities, the property is also near to regular bus routes giving easy access to the universities, hospitals, city centre and open countryside including the Peak District national park. It is also within the catchment area for Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; lounge, inner hallway and dining kitchen with access to the cellar. To the first floor there is a landing area, two bedrooms and a bathroom. To the second floor there is a spacious attic bedroom with an en-suite shower room. Outside, there is a small garden to the front and a shared passage gives access to the rear where there is a spacious courtyard garden with two patios. The property is available with NO CHAIN INVOLVED and a viewing is highly recommended! Leasehold tenure, 669yrs remain on the lease, ground rent £1.50pa. Council tax band B.

Lounge

Access to the property is gained through a front facing upvc entrance door which leads directly into the lounge. Having a front facing upvc double glazed window and a radiator. 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 a gas hob with extractor above. There is an integrated electric oven and space for appliances including a fridge freezer, dishwasher and washing machine. With space for a dining table and chairs, tiled flooring, a radiator, a rear facing upvc double glazed window and a rear facing upvc door leading to the outside. A further door leads to the cellar head.

Cellar Head

Stairs descend to the cellar, which is ideal for storage and houses the meters.

First Floor Landing Area

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

Bedroom Two

A spacious double sized bedroom which has a front facing upvc double glazed window, a radiator and a useful walk in storage area.

Bedroom Three

A single sized room, ideal for use as an office, having a rear facing upvc double glazed window and a radiator.

Bathroom

A modern styled bathroom which has a suite comprising of a panelled bath with shower over, a stylish vanity wash basin and a low flush wc. With a chrome towel radiator, partially tiled walls, vinyl flooring and a rear facing upvc double glazed window.

Attic Master Bedroom

A staircase ascends from the first floor landing area and leads to the attic master bedroom, which is spacious double sized room having a wooden bannister rail, radiator and a rear facing upvc double glazed dormer window and a door leads to the en-suite shower room.

En-Suite Shower Room

A useful addition to the property, having a shower enclosure, wall mounted wash basin and a low flush wc. With a chrome towel radiator, tiled flooring and a rear facing upvc double glazed dormer window.

Outside

To the front of the property there is a small frontage area with immediate access to the entrance door. A shared passage to the side leads to the rear where there is a low maintenance garden with two patios and is surrounded by flower beds, stone walls and fencing.



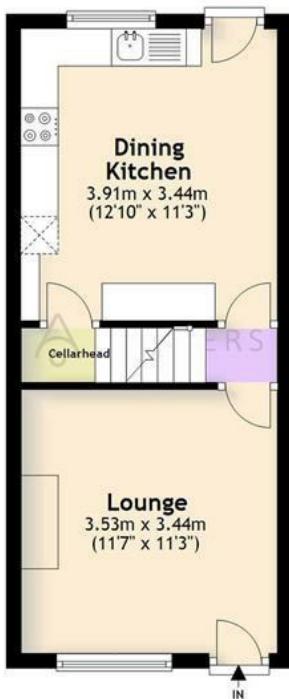
Cellar

Approx. 13.0 sq. metres (139.7 sq. feet)



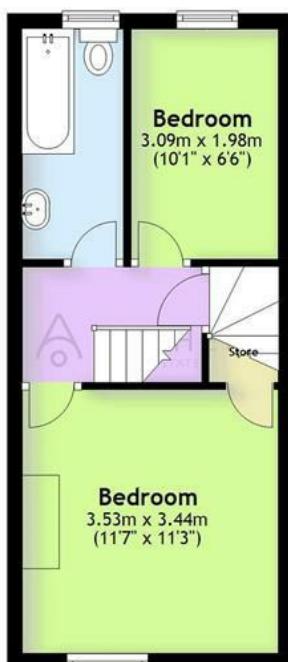
Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



Second Floor

Approx. 20.4 sq. metres (219.2 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 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	85
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	