



## Lydgate Lane

Sheffield, S10 5FN

Guide Price £450,000



- Four double bedroom semi-detached
- Two reception rooms
- Driveway with gates
- Large family bathroom
- In the catchment area for highly regarded Public and Private schools

- Kitchen Diner with Aga
- Downsstairs toilet
- Garage with potential to convert to office or additional accommodation
- Enclosed rear Garden
- Convenient location

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Hunters are delighted to offer to Market this superb stone built 4 double bedroom semi detached home in Crookes. The property offers generous and flexible living accommodation over 3 levels plus the potential to convert the garage/store in an office or living accommodation. The property benefits from excellent views, two reception rooms, separate kitchen with extension and Aga plus a downstairs toilet and store to the ground floor, driveway, garage/store and pleasant enclosed garden

The accommodation comprises: Entrance hallway with access to the cellar. Living room with imposing bay window, feature fireplace. Separate dining room. Kitchen having a range of units complemented by a Corine worksurface and benefiting from an Aga, downstairs toilet and storage cupboard

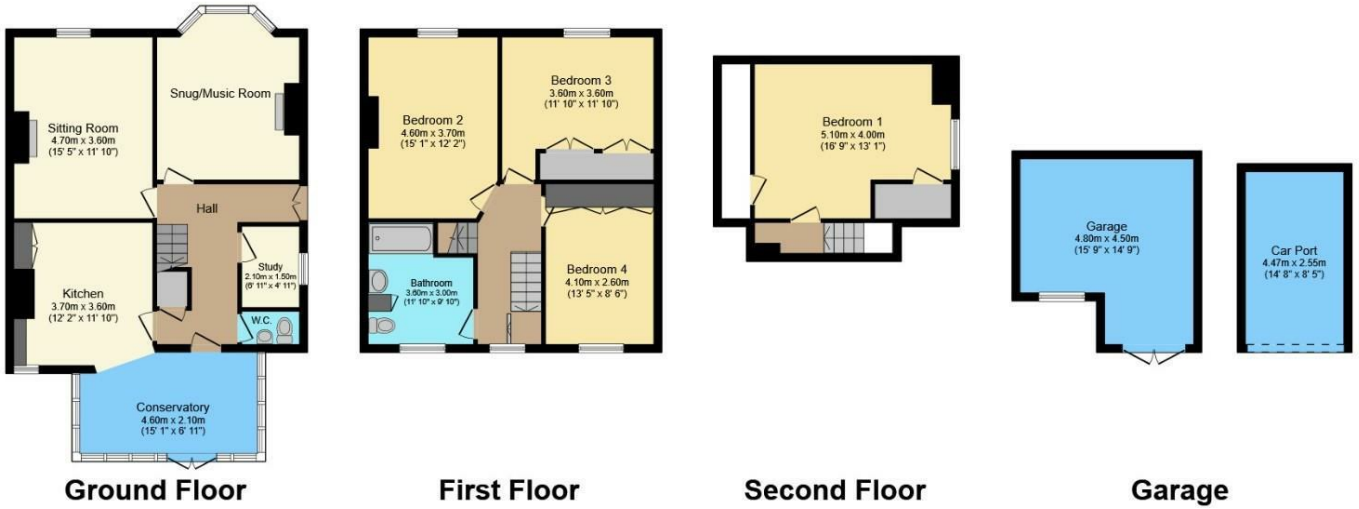
Three bedrooms to the first floor, two with fitted wardrobes and. A larger than average bathroom with bath and separate show and cupboard housing the combination boiler. Further staircase to the second floor and fourth double bedroom with a rear facing dormer window.

The front of the house is enclosed garden by a mature hedge which goes down the side of the house to the private rear garden. The driveway is blocked paved with gates which leads to the garage/store which can be converted to create a home office for additional accommodation.

Lydgate Lane is ideally placed for access to an excellent range of shops, bars, cafes, pubs and restaurants in Crookes, Crosspool and Broomhill, great transport links to the city centre and is in catchment for highly regarded Public and Private schools also well as been close to the hospitals and universities.

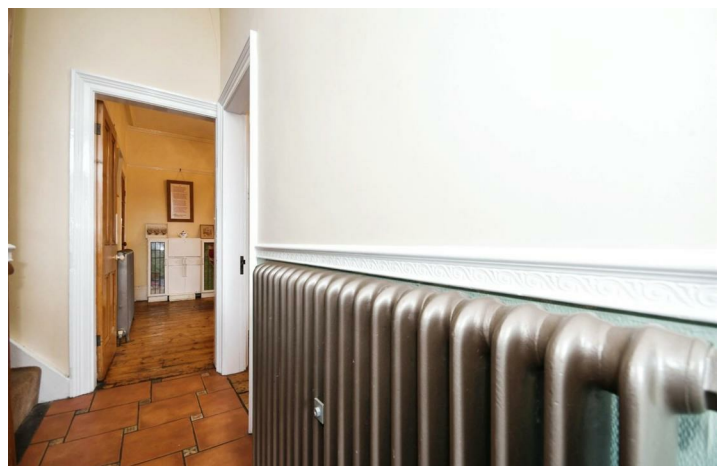


# Floorplan



Total floor area 186.8 m<sup>2</sup> (2,011 sq.ft.) approx

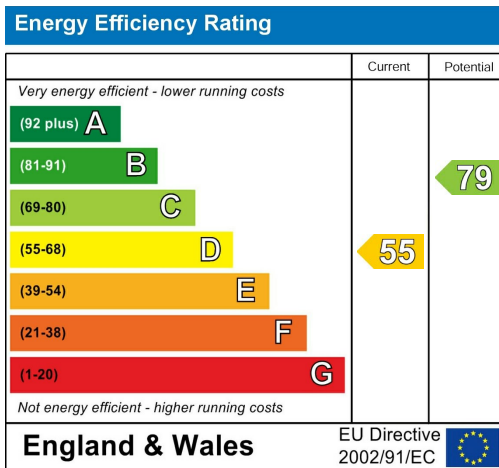
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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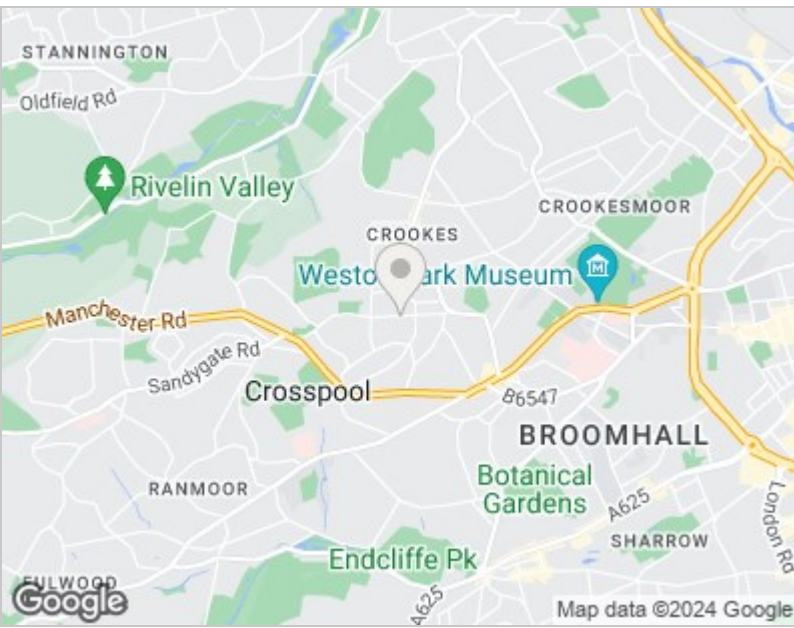
## Energy Efficiency Graph



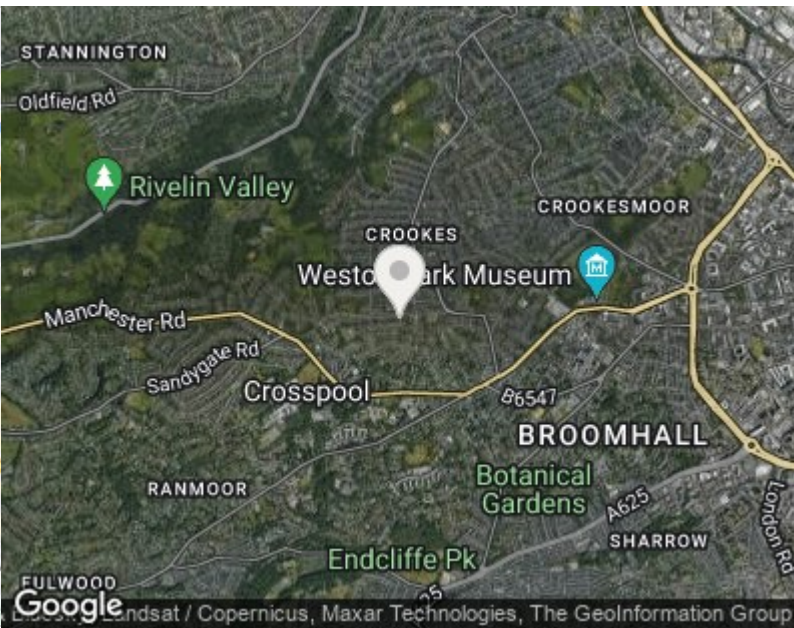
## Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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