

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

66 Lydgate Lane, Sheffield, S10 5FH

Asking Price £270,000

Property Images

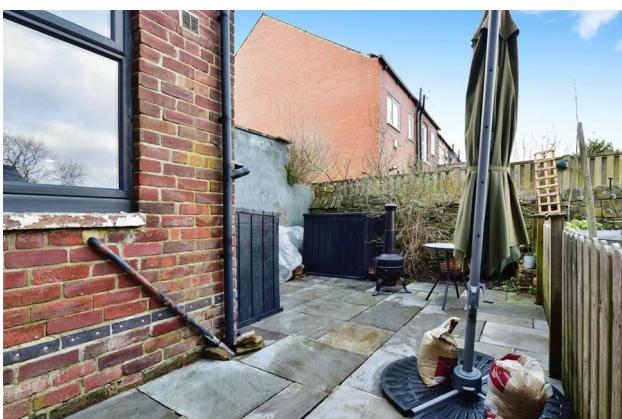
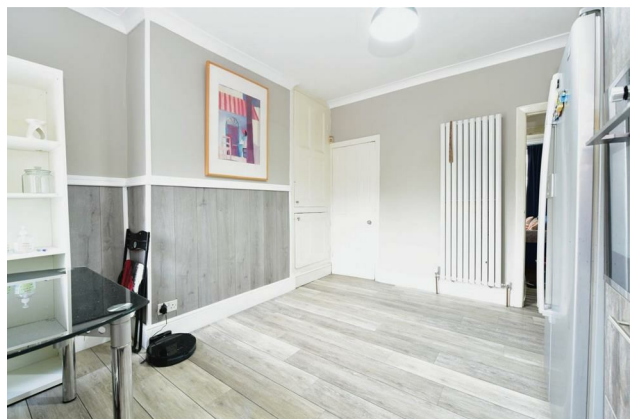




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## Property Images



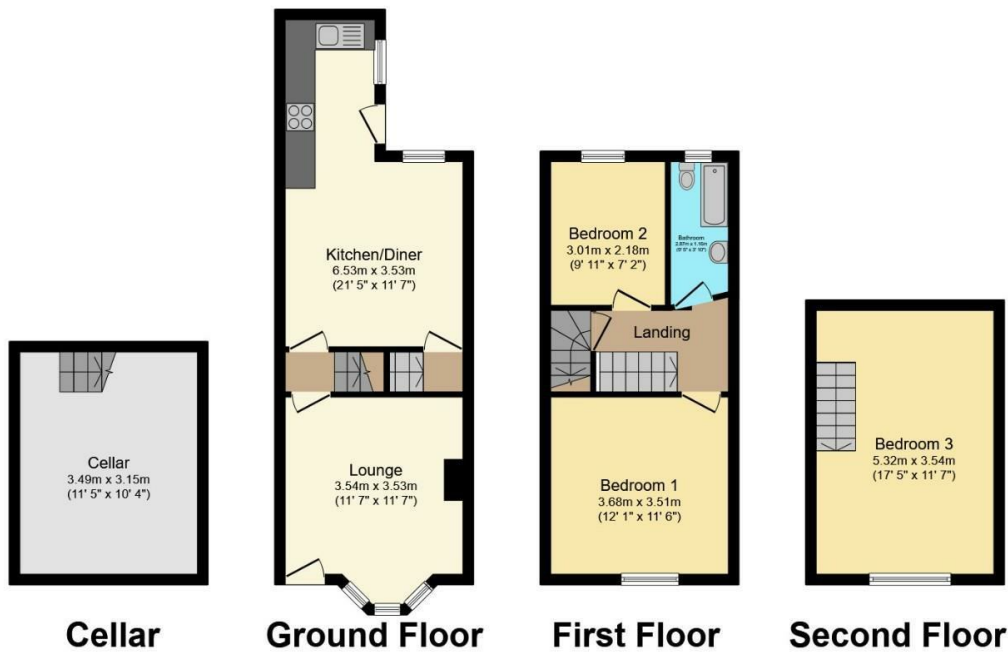
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Property Images

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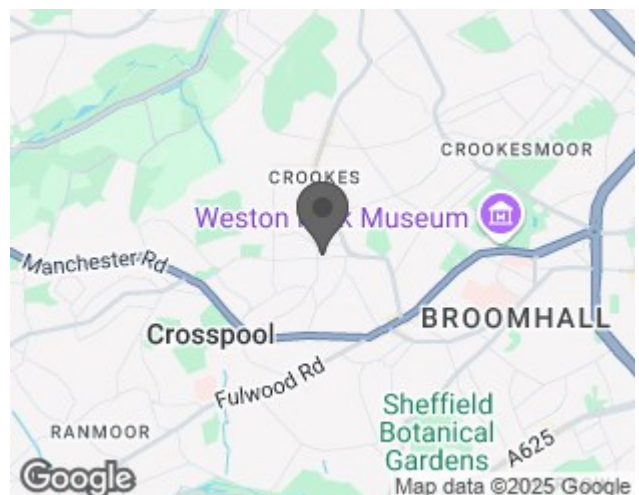
Total floor area 98.8 m<sup>2</sup> (1,063 sq.ft.) approx

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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>60</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

Hunters are delighted to offer to Market with NO CHAIN this superb stone front 3 bedroom bedroom mid-terraced home in Crookes offering generous flexible living accommodation over 3 The property benefits from a kitchen Diner, Bay front lounge with window seats, two bedrooms to the first floor and modern bathroom. To the second floor is a further double bedroom.

The side facing uPVC door opens into the open plan kitchen diner with a range wall and units grey wood effect floor. There is space for a double style fridge freezer. The dining area has a feature wall, a floor to ceiling cupboard and a door with access into the cellar. The south facing, living room has a front facing bay window with window seat feature fireplace and composite front door.

Stairs rise to the first floor with chrome balustrades with wooden handrails. The front facing master bedroom has an under stairs storage cupboard with hanging rails. The modern bathroom has a white suite, bath with rainfall shower, WC and sink with grey, vanity storage unit under. Bedroom is rear facing with uPVC double glazed window.

From the landing, a door opens onto stairs which rise to the spacious, attic bedroom, a front facing dormer window and potential to create an en-suite bathroom to the rear.

## Features

- No Chain • Stone fronted mid terrace property • Open Plan kitchen/dining room • Modern Bathroom • Upvc double glazed windows • Easy to maintain front and rear gardens • In catchment for reputable local schools • Close to Broomhill and Crookes • Great transport links