



Holgate Crescent Sheffield S5 9LE
Offers Around £165,000

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**** FREEHOLD **** Situated on this popular residential road is this three double bedroom end terrace property which enjoys a good sized rear garden and benefits from a driveway providing off-road parking space, uPVC double glazing and gas central heating. Ideally located close to amenities, transport links and schools.

Tastefully decorated, the well presented living accommodation briefly comprises: enter through a side door into the entrance hall with a storage cupboard and access into the bathroom and the lounge. The bathroom has a three piece suite including bath with overhead shower and attachment, WC and wash basin. The well proportioned lounge has two front windows allowing natural light. Access into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is a pantry, storage cupboard and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three double bedrooms. The principal bedroom is to the front aspect. Bedrooms two and three both overlook the rear.

- THREE DOUBLE BEDROOM END TERRACE
- WELL PROPORTIONED LOUNGE WITH TWO FRONT WINDOWS
- KITCHEN & PANTRY
- DOWNSTAIRS BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GOOD SIZED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- FREEHOLD
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO HILLSBOROUGH, THE CITY CENTRE & MOTORWAY CONNECTIONS





OUTSIDE

To the front of the property is a driveway providing off-road parking. To the rear is a good sized garden with a lawn, patio and wooden decking.

LOCATION

With excellent shopping facilities close by including a large Asda. Local schools. Excellent public transport links with easy access to Hillsborough, the city centre and Motorway connections.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

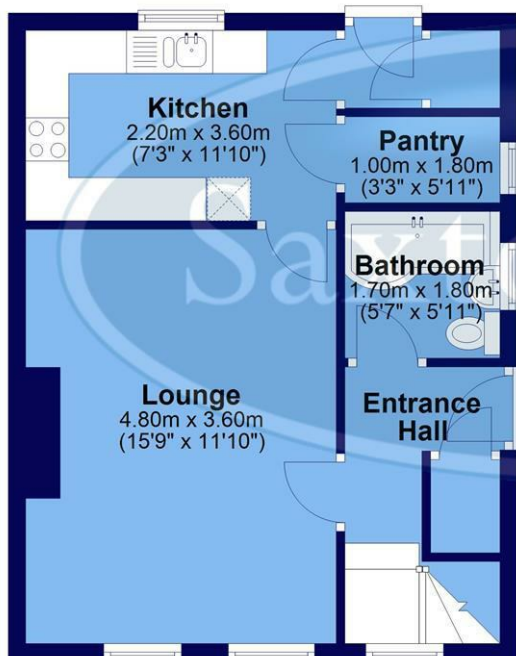
Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



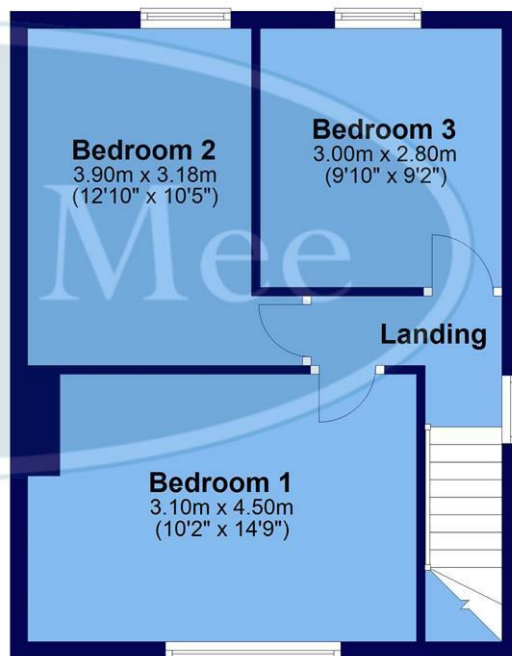
Ground Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 78.0 sq. metres (839.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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