



Stothard Road, Crookes, S10

Asking Price £249,950

- NO CHAIN
- STONES THROW AWAY FROM BOLE HILLS
- LEASEHOLD WITH 707 YEARS REMAINING
- TWO BEDROOM END TERRACE PROPERTY
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND A - £1,593
- CLOSE TO EXCELLENT LOCAL AMENITIES
- PERFECT FOR FIRST TIME BUYERS AND DOWN SIZERS ALIKE

Stothard Road, Crookes, S10

SOUGHT-AFTER LOCATION – IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS ALIKE

This well-presented two-bedroom end-terraced home is set in an ever-popular location, enjoying lovely open views over Bole Hills and just a short walk from the excellent independent shops, cafés and amenities of Crookes. Perfectly positioned for professionals and families alike, the property is conveniently located close to Royal Hallamshire Hospital, the universities, and falls within the catchment area for highly regarded local schools. The accommodation briefly comprises: entrance hall, lounge, and a kitchen dining room. Stairs rise to the first floor where there are two good-sized bedrooms and a family bathroom. Externally, the property benefits from an enclosed private rear garden with outbuildings, along with a low-maintenance pebble front garden. An excellent opportunity in a prime location – early viewing is highly recommended.



Council Tax Band: A



ENTRANCE HALLWAY

The property is accessed via a uPVC entrance door leading into the welcoming hallway, which features wood-effect laminate flooring, a central heating radiator, and stairs rising to the first floor. A solid door opens into the lounge.

LOUNGE

12'11" x 12'9"

The lounge has a uPVC double-glazed window to the front, a feature fireplace with a pebble-effect gas fire, picture rails, and light oak-effect laminate flooring. It also benefits from a central heating radiator and a solid door leading through to the kitchen dining room.

KITCHEN DINING ROOM

16'7" x 7'4"

The kitchen is fitted with a stylish range of neutral wall, base, and drawer units, complemented by under-unit lighting and sleek black marble-effect worktops with matching upstands. Appliances include a freestanding four-ring hob with extractor hood above and an electric oven, along with space and plumbing for a washing machine. A single sink with mixer tap sits beneath a uPVC double-glazed window overlooking the rear, while recessed ceiling spotlights provide a bright, modern finish. The space opens seamlessly into the dining area, offering ample room for a table and chairs, with flooring continuing through and a central heating radiator in place. A solid door leads to a useful walk-in under-stairs storage cupboard, which also benefits from an obscure glazed side window. Completing the layout, a part-obscure uPVC door provides direct access to the rear garden.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

12'11" x 11'3"

The spacious primary bedroom features built-in cupboard storage along one wall and

wardrobe storage along the other, with a uPVC double-glazed window to the front elevation. Additional benefits include a ceiling light point, picture rails, carpeted flooring, and a central heating radiator.

BEDROOM TWO

10'4" x 9'3"

The second double bedroom offers plenty of space and a uPVC double-glazed window to the rear elevation. It features wood-effect laminate flooring, a central heating radiator, picture rails, a ceiling light point, and loft hatch access. Currently, the room is utilised as a home office, offering flexible space to suit your needs.

FAMILY BATHROOM

The family bathroom comprises a white bath with tiled side, wall-mounted shower, and side screen door, a pedestal wash basin, and a WC. It features a vertical heated towel rail, fully tiled walls, vinyl flooring, and an obscure uPVC double-glazed window to the rear elevation, with a ceiling light point.

FIRST FLOOR LANDING AND STAIRS

Carpeted stairs rise to the landing, which features solid oak doors leading to the two bedrooms and family bathroom. A uPVC double-glazed window to the side elevation floods the space with natural light, and there is a ceiling light point.

REAR GARDEN

The enclosed rear garden features high fence borders to two sides, with the remaining boundary formed by tall hedging. A brick-built outbuilding houses the wall-mounted boiler and provides additional storage space. The original brick-built coal storage area remains near the covered rear entrance door. The garden itself is a low-maintenance mix of paving and pebble areas, perfect for outdoor seating or a small dining space.

FRONT GARDEN

The front of the property is accessed via a low iron gate opening onto a garden laid

with a pebble bed, low wall surround, and side hedge and conifer border. A path leads to the covered front entrance door.

A communal path provides private rear access via a tall, secure gate. The adjoining properties have no through-access via this rear garden; their access is gained via a surrounding path beyond the boundary fence, ensuring privacy and security.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

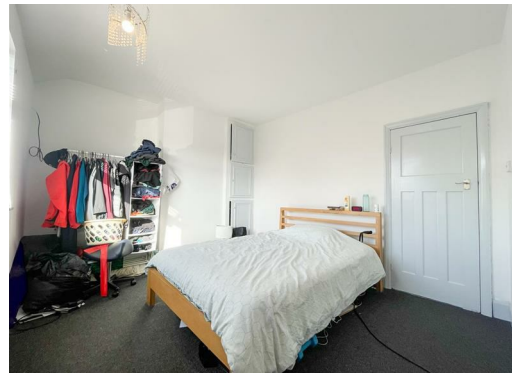
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





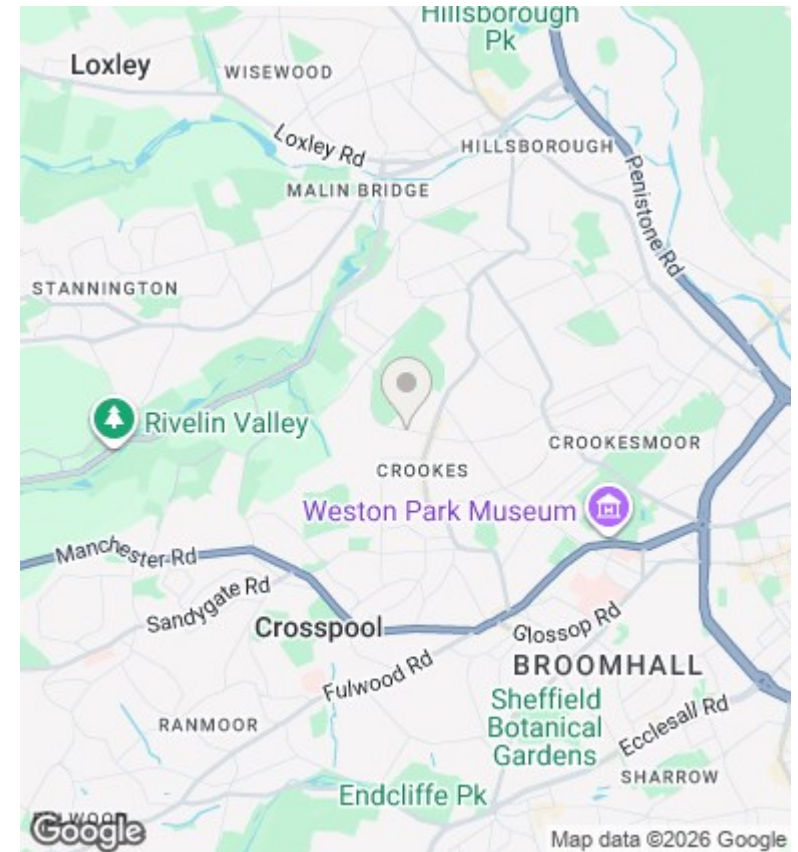
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 