







## 25 Blakeney Road

Sheffield • South Yorkshire • S10 1FD

Guide Price £260,000 - £270,000

A fabulous, beautifully presented 3-bedroom stone-built terrace house offering stylish, light, and airy interior in Crookes, S10. Features contemporary kitchen and bathroom, attractive rear garden and raised terrace offering far reaching city views. The living room creates a lovely cosy feel, enhanced by a Dunsley log burning stove, on slate hearth with oak mantle, shelving within the alcoves and finished with a varnished wooden floor. The stunning dining kitchen is a sleek, matte design offering a generous range of units, topped with wood effect worktops, electric fan oven, gas hob, fridge freezer, dishwasher and washing machine. There is ample space for a dining table and cellar access. A stylish front facing double bedroom is generous in size, filled with natural light, wooden floor and walk in closet. A smaller rear facing bedroom is currently utilised for office space. The bathroom is fitted with a modern white suite, rainfall shower and traditional towel radiator. Stairs rise to create a generously proportioned bedroom / flexible living space on the second floor styled in a neutral palette with rear facing dormer window. Externally a raised decked terrace offers open, far-reaching views, overlooking an attractive lower garden, designed with stone patio, partial lawn and filled with colourful planting. Outdoor storage provided with outhouse and large garden shed. Blakeney Road is an extremely popular road, well-placed for local shops and amenities in Crookes and Broomhill, local schools, recreational facilities, public transport and access to the City Centre, hospitals, universities, train station and the Peak District.





- Attractive Stone Terrace in Crookes, S10
- 3 Bedrooms & Modern Bathroom
- Sleek, Contemporary Kitchen with Appliances
- Cosy Living Room with Log Burner
- Light & Airy Accommodation
- Stylish Interior Arranged Over 3 Levels
- Attractive Garden & Decked Terrace
- Far Reaching, Open City Views
- 800 Year Lease Granted in 1896
- Council Tax Band A, EPC Rating E

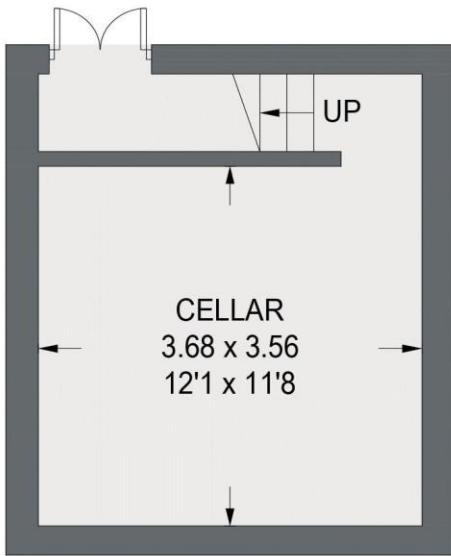


# 25 BLAKENEY ROAD

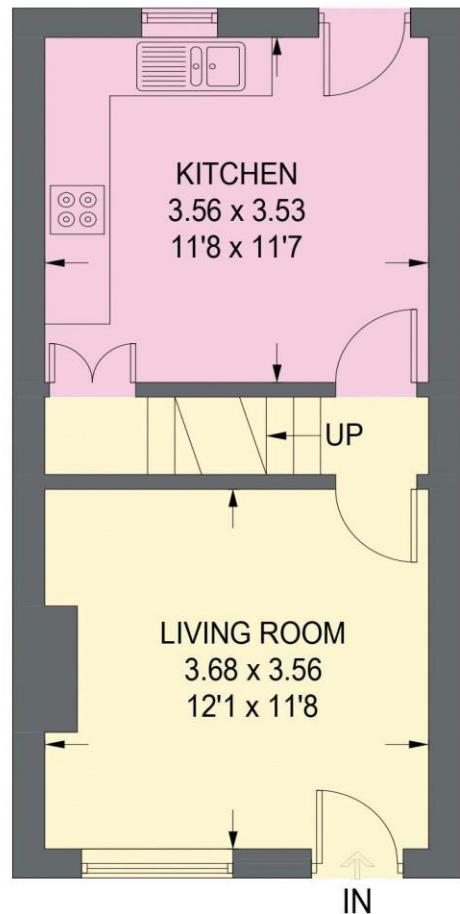
APPROXIMATE GROSS INTERNAL AREA = 77.0 SQ M / 829 SQ FT

CELLAR = 16.6 SQ M / 179 SQ FT

TOTAL = 93.6 SQ M / 1008 SQ FT



**CELLAR**  
**16.6 SQ M / 179 SQ FT**



**GROUND FLOOR**  
**29.9 SQ M / 322 SQ FT**



**FIRST FLOOR**  
**29.6 SQ M / 319 SQ FT**



**SECOND FLOOR**  
**17.5 SQ M / 188 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1235853)



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