

Saxton Mee



Toftwood Road Crookes Sheffield S10 1SL
Price £315,000



Toftwood Road

Sheffield S10 1SL

Price £315,000

**** FREEHOLD ** STUNNING PROPERTY ** SOUTH FACING PRIVATE GARDEN**
**** This stunning three double bedroom mid terraced house is located on a popular road within the highly sought after area of Crookes S10. Beautifully presented throughout, the property enjoys spacious sized rooms, some period features, a contemporary kitchen, and an impressive bathroom.**

On the ground floor the accommodation includes a small entrance lobby, a lounge to the front aspect that has stripped wood flooring, a feature fireplace and a picture rail; and a kitchen diner to the rear that has a tiled floor, French doors to the rear garden, a useful pantry/storage cupboard, shaker style kitchen cupboards, solid wood worktops, an electric oven and an induction hob.

The first floor has a double bedroom to the front aspect that has a feature fireplace, a second double bedroom to the rear which is currently used as a home office, a well appointed bathroom which has a white suite with contrasting green wall tiles and a heated towel rail.

From the landing area stairs lead to an attic style double bedroom that has a Velux window.

- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- SOUTH FACING PRIVATE GARDEN
- PERIOD FEATURES
- MODERN KITCHEN AND BATHROOM
- DOUBLE GLAZED/GAS CENTRAL HEATING
- CLOSE TO EXCELLENT AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small private garden area. To the rear is a charming south facing private garden that has no through access from neighbouring properties. It features a lawn area, a paved patio, a variety of established plants and small trees, and a timber shed.

LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

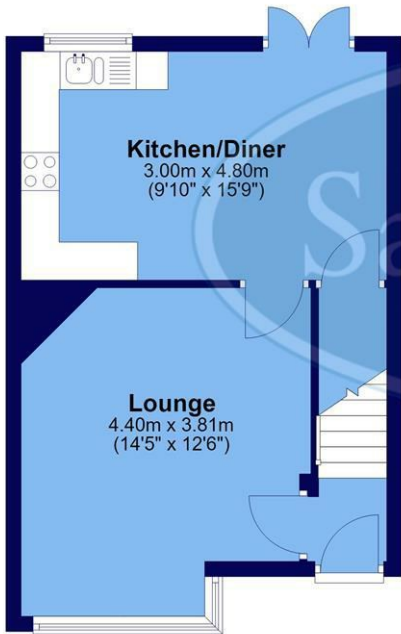
Chris Spooner ANAEA

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.



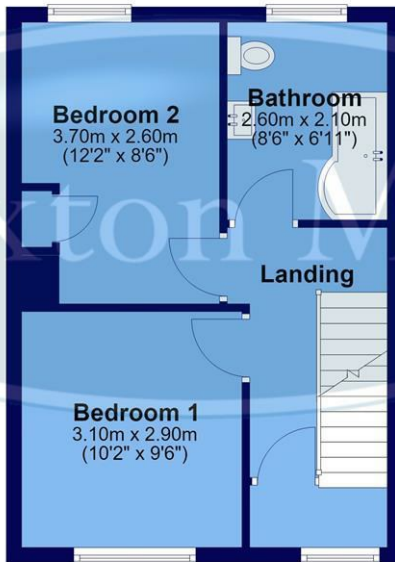
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



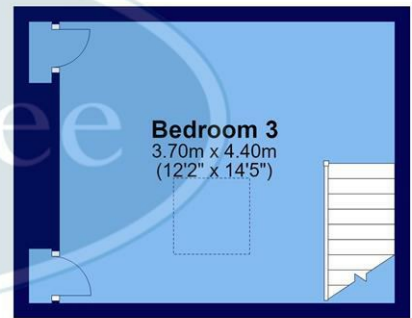
First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.2 sq. feet)



Total area: approx. 85.0 sq. metres (915.4 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs		79	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	