

# Saxton Mee



Saxton Mee



Saxton Mee



Saxton Mee

Northfield Road Crookes Sheffield S10 1QP  
Offers Around £225,000



# Northfield Road

Sheffield S10 1QP

Offers Around £225,000

**\*\* NO ONWARD CHAIN \*\* IDEAL FIRST TIME BUY \*\*** Located in the popular area of Crookes S10, is this fabulous three bedroom stone built mid terrace house. Well presented throughout, the property benefits from some charming period features which are complimented by a spacious, modern kitchen diner, gas central heating, and double glazed windows. Ideal for a first time buyer, there is scope to further enhance the property with some cosmetic updating which may appeal to buyers wanting to personalise a house in their own style.

The accommodation on the ground floor briefly comprises a lounge to the front aspect that has a feature fireplace, with original coving and stripped floor boards, and a good sized kitchen diner that has a range of fitted shaker style units with contrasting worktops, original dresser/cupboards, and an exposed brick chimney breast. From here there is access to both the cellar head and rear garden.

On the first floor there is a double bedroom to the front aspect that has stripped floor boards, an ornate fireplace, and a useful cupboard, a second bedroom to the rear aspect, a bathroom which has a white suite with a shower over the bath, and from the landing area stairs lead to an attic style double bedroom that has a large dormer window which enjoys views of Sheffield.

- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS KITCHEN DINER
- PERIOD FEATURES
- LOW MAINTENANCE GARDEN
- STONE BUILT TERRACE
- POPULAR LOCATION
- EXCELLENT LOCAL AMENITIES





**OUTSIDE**

To the front of the property is a small private garden area with a stone wall that sets the property back from the pavement. The rear has a low maintenance yard/garden which is mainly paved and has a raised decked terrace.

**LOCATION**

Situated in the sought after area of Crookes which benefits from an array of local amenities including the fabulous Crumb bakers, Just Natural green grocers, a post office, convenience store, and both a Sainsburys and a Co-Op. There is a good selection of pubs, restaurants and takeaways too. Easy access to Sheffield City Centre is provided via regular bus routes, and the road falls within the catchment area for Westways Primary School, and King Edward Secondary School.

**MATERIAL INFORMATION**

The property is Leasehold with 800 years from 1894, and currently Council Tax Band A.

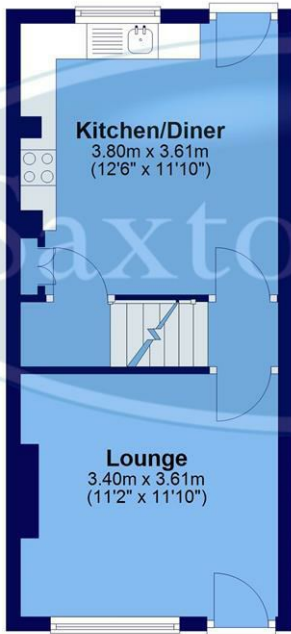
**VALUER**

Chris Spooner ANAEA

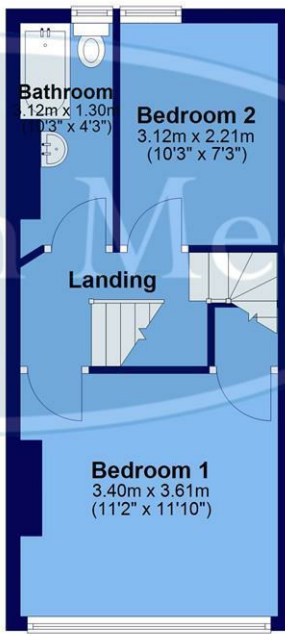
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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. 30.0 sq. metres (323.3 sq. feet)



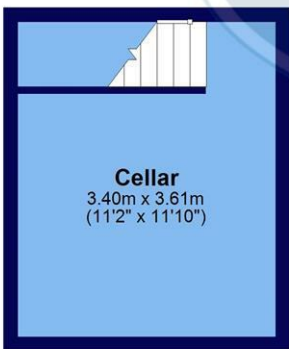
**First Floor**  
Approx. 30.0 sq. metres (323.3 sq. feet)



**Second Floor**  
Approx. 15.4 sq. metres (166.1 sq. feet)



**Cellar**  
Approx. 15.9 sq. metres (171.5 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 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](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	