

Saxton Mee



Longfield Road Crookes Sheffield S10 1QX
Price Guide £190,000



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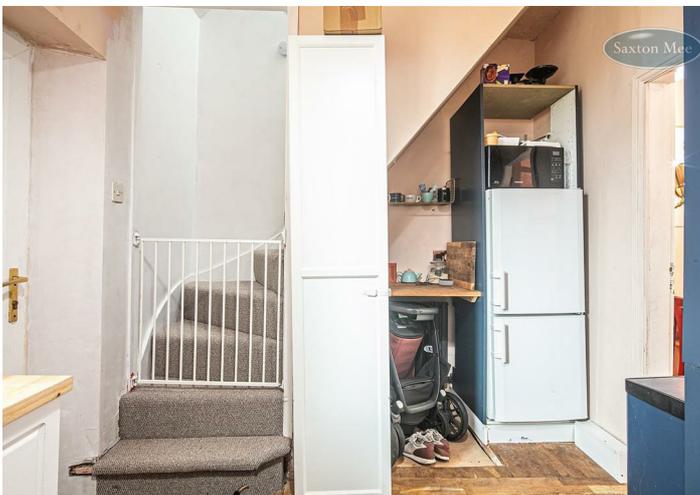
GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** Located on this quiet residential road which is a stones throw from the ever popular Bole Hills. Ideal for a first time buyer, the property benefits from a modern décor complimented by Herringbone parquet flooring on the ground floor, and an excellent sized private garden to the rear which has no through access.

The accommodation on the ground floor briefly comprises a lounge to the front aspect which has wall panelling and a log burning stove, and a kitchen to the rear that features blue shaker style doors, solid wood worktops, a tiled splashback, and an integrated electric oven, and an electric hob.

On the first floor there is a double bedroom to the front aspect that has a fitted cupboard, a second bedroom to the rear, and a bathroom which has a white suite with a shower over.

- STONE FRONTED
- PRIVATE GARDEN TO REAR
- TWO BEDROOMS ON FIRST FLOOR
- POPULAR LOCATION
- CLOSE TO AMENITIES
- NEAR TO BOLE HILLS
- HERRINGBONE PARQUET FLOOR
- PERFECT FIRST TIME BUY
- GAS CENTRAL HEATING
- DOUBLE GLAZED





OUTSIDE

To the rear is an excellent sized private garden which has no through access from neighbouring properties. The garden is mainly lawn with a private hedge to one side, and a stone wall on the other. There are also two outbuildings which provide useful storage.

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 close-by making this an ideal spot for consultants, hospital workers, and University staff.

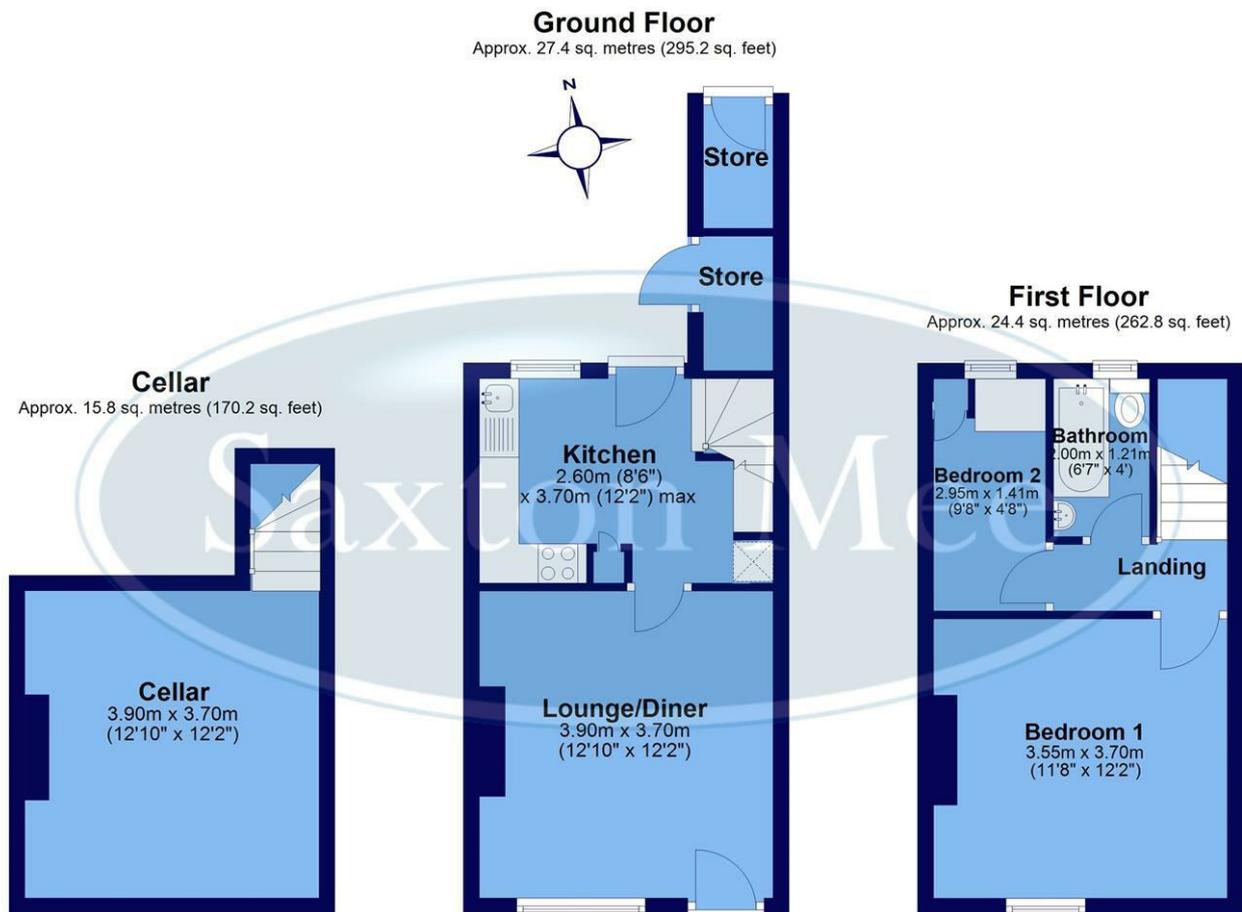
MATERIAL INFORMATION

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.



Total area: approx. 67.7 sq. metres (728.3 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		