



Heavygate Road Crookes Sheffield S10 1QE
Offers In The Region Of £170,000

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**** FREEHOLD **** Well positioned in this popular residential area is this unique one-bedroom semi-detached property offering comfortable and practical accommodation.

The property comprises of an entrance hall which gives access to the kitchen/diner and the shower room. The good sized kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. There is an electric oven and hob, a fridge freezer and space and plumbing for a washing machine and tumble dryer. A wall mounted gas combi boiler was installed in November 2024. There is a rear entrance door opening onto the outdoor space.

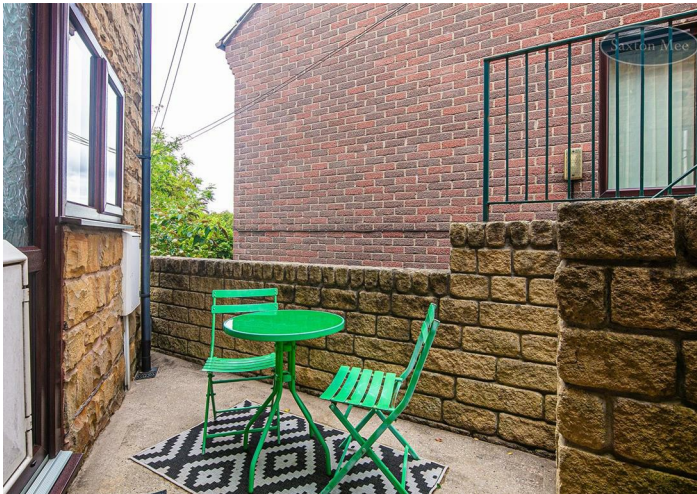
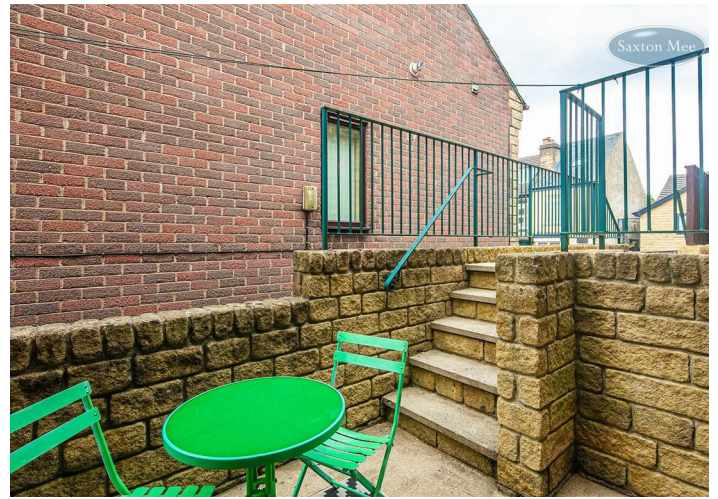
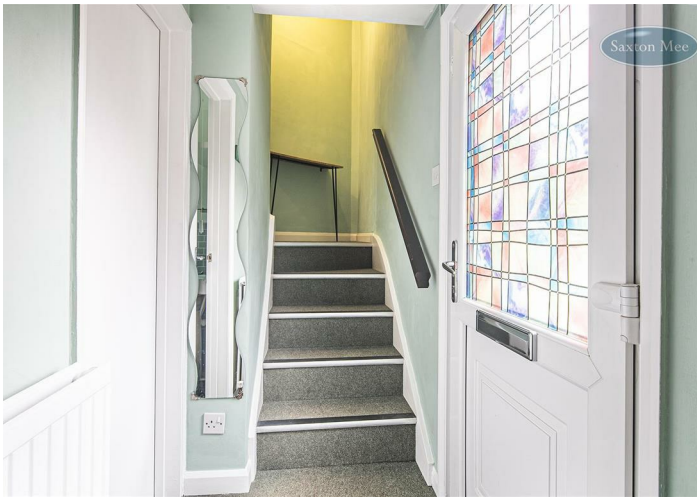
From the entrance hall, a staircase rises to the first floor with access to the bright living/sleeping area.

With its attractive layout, this property presents a fantastic opportunity for those looking for a comfortable home in a convenient location.

Heavygate Road is ideally perched between Crookes, and Walkley, it is just around the corner from Walkley's excellent South Road which boasts some of Sheffield's best restaurants and a fab range of shops and amenities, as well as the excellent Crookes high street boasting it's own superb shops and services. With a bus stop on its doorstep, it is incredibly convenient for getting to the University of Sheffield, the Royal Hallamshire Hospital, the town centre and Hillsborough. It is even close to the delightful Bolehills Park and the charming Rivelin Valley, enjoying some of the greenest parts of Sheffield's inner city.

- UNIQUE ONE BEDROOM SEMI DETACHED PROPERTY
- KITCHEN/DINER
- NO ONWARD CHAIN
- GENEROUS MAIN BEDROOM/LIVING SPACE
- REAR ACCESS TO THE OUTDOOR SPACE
- BUS STOP ON DOORSTEP
- WALKING DISTANCE TO SHOPS & AMENITIES
- EASY ACCESS TO THE CITY CENTRE, HOSPITALS & UNIVERSITIES





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 A.

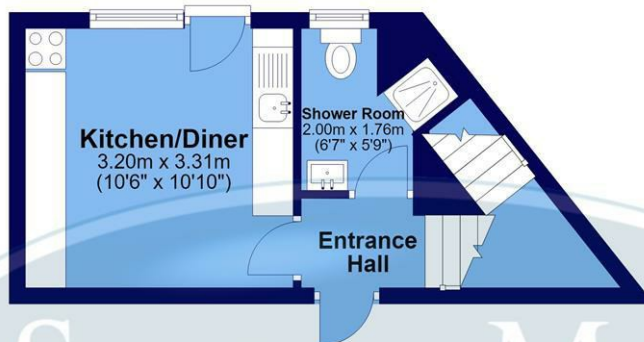
VALUER

Chris Spooner MNAEA

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.

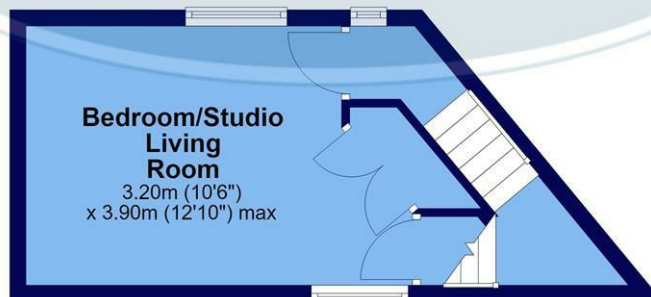
Ground Floor

Approx. 19.5 sq. metres (209.9 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.2 sq. feet)



Total area: approx. 39.1 sq. metres (421.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		70	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	76
EU Directive 2002/91/EC			