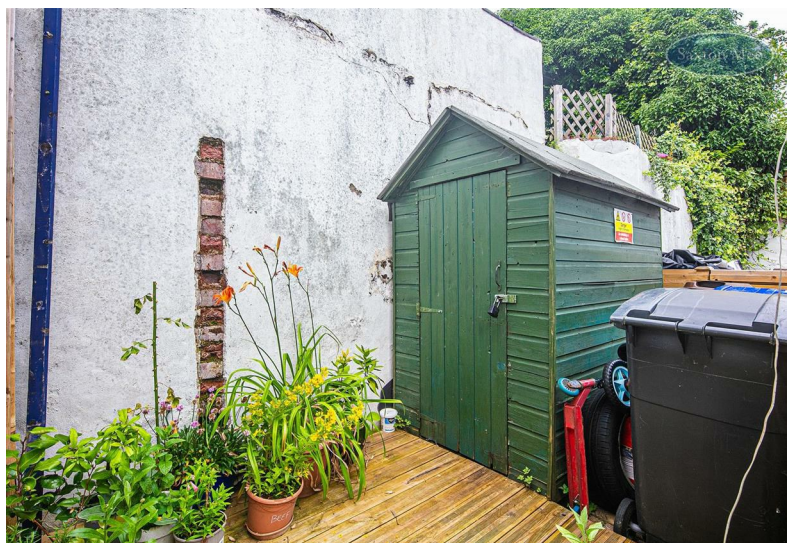




Evelyn Road Crookes Sheffield S10 5FF
Offers Around £230,000

Evelyn Road

Sheffield S10 5FF

Offers Around £230,000

**** ENCLOSED REAR GARDEN/YARD ** SOUGHT AFTER LOCATION ** IDEAL FIRST TIME BUY **** Located on this popular road within the sought after area of Crookes S10 is this stone fronted three bedroom mid terraced house which in our opinion would make an ideal first time buy. Benefitting from an off shot kitchen and a rear yard that has no through access for neighbouring properties, the property perfectly well presented, although has potential to be cosmetically updated to your own personal choice.

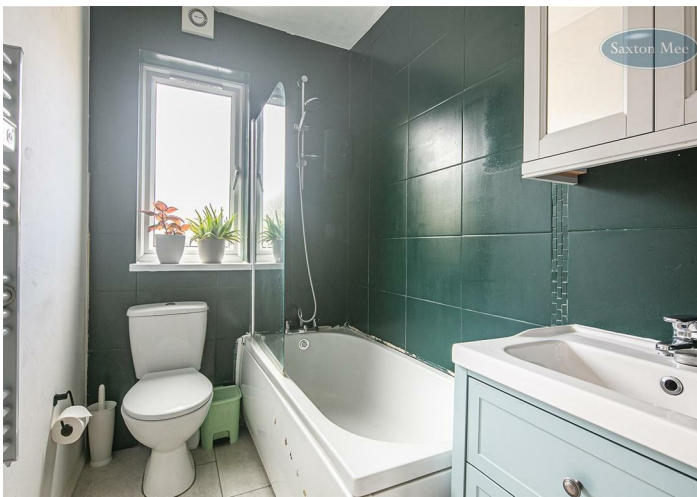
Briefly the accommodation on the ground floor comprises a lounge to the front aspect, a dining room towards the rear which has a fitted alcove cupboard and a door to the cellar head, and an off shot kitchen which has a range of white units with contrasting worktops, an electric oven and hob.

On the first floor there is a double bedroom to the front aspect which has a useful fitted cupboard, a second bedroom to the rear aspect, and a bathroom that comprises a three piece suite including a bath that has a shower over.

From the landing area, stairs lead to a further attic style double bedroom which has a dormer window to the rear aspect.

- THREE BEDROOM TERRACE
- STONE FRONTED PROPERTY
- ENCLOSED GARDEN/YARD
- IDEAL FIRST TIME BUY
- OFF SHOT KITCHEN
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- USEFUL CELLAR SPACE





OUTSIDE

To the front is a south facing private garden which has lawn area and planted beds. At the rear there is an enclosed yard/garden which is fenced off, with decking to the floor area, 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

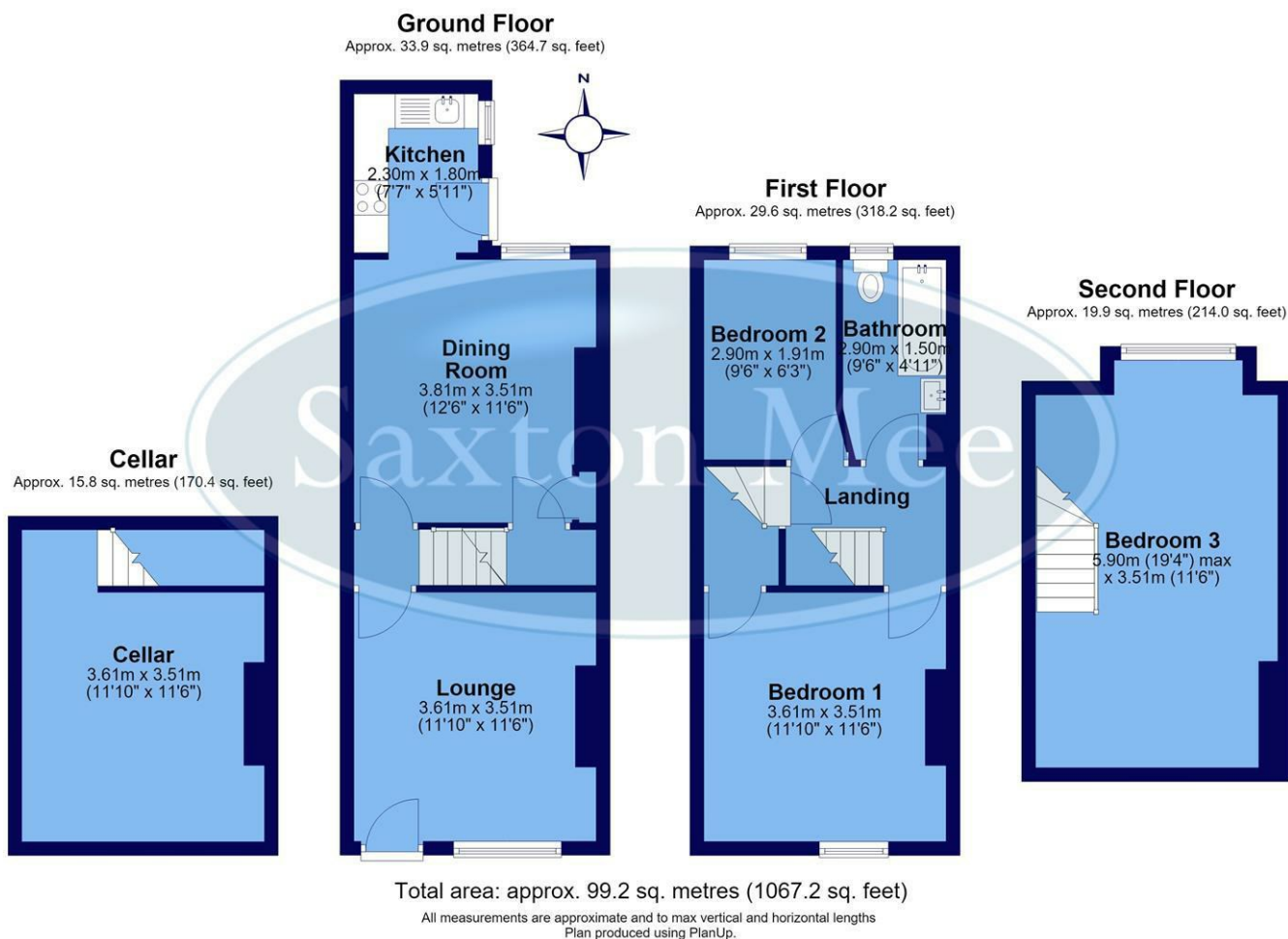
The property is Leasehold with a term of 800 years running from the 24th June 1898 (672 years remaining).

The property is 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	