



Bute Street Crookes Sheffield S10 1UP
Offers Around £260,000

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**** DECEPTIVELY SPACIOUS ** FOUR BEDROOMS ** NO ONWARD CHAIN**
**** Situated on a fabulous tree lined road within the popular area of Crookes S10 is this stone fronted, four bedroom mid terraced house.**

Offered to the open market with no onward chain, the property benefits from the full space above the passageway.

On the ground floor the accommodation includes a lounge to the front aspect which is neutrally decorated, and a dining kitchen to the rear aspect that has a range of shaker style units with wood effect laminate worktops, an electric oven and electric hob.

The first floor has three bedrooms and a spacious shower room which has a large walk-in shower enclosure.

From the landing area stairs lead to a large attic style double bedroom that has a Velux window and exposed beams.

- DECEPTIVELY SPACIOUS
- FOUR BEDROOMS
- KITCHEN DINER
- STONE FRONTED TERRACE
- NO ONWARD CHAIN
- DELIGHTFUL GARDEN
- POPULAR LOCATION
- EXCELLENT AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small stone wall, and a well stocked private front garden. To the rear is a fabulous, landscaped garden that features a paved sun terrace, a small lawn area, and beds which have been planted with a wide variety of small plants and shrubs.

LOCATION

Bute Street is a charming tree lined road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 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.



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		64	77
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		
(35-40)	D		
(25-24)	E		
(21-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		60	72
England & Wales		EU Directive 2002/91/EC	