

Saxton Mee



Toyne Street Sheffield S10 1HH
Price Guide £220,000

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GUIDE PRICE £220,000-£230,000 ** NO CHAIN ** This deceptively spacious three bedroom mid terraced house is located within the highly sought after area of Crookes S10. Offered to the open market with no onward chain, there is exciting scope for the property to be updated to your own personal choice and is likely to appeal to first time buyers. Having been previously and very successfully let as a HMO, the property may appeal to investors also.

The accommodation briefly comprises a lounge to the front aspect, a kitchen which has a range of units and an electric oven/gas hob, two double bedrooms on the first floor, a spacious shower room with wash hand basin and WC, a 2nd separate WC, and from the landing area stairs lead to a further double bedroom which has dual aspect windows.

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- MID TERRACED HOUSE
- POPULAR LOCATION
- CLOSE TO AMENITIES
- WELL PRESENTED
- POTENTIAL TO IMPROVE
- PERFECT FIRST TIME BUY
- PREVIOUSLY USED AS A HMO
- SHOWER ROOM AND SEPARATE 2ND WC





OUTSIDE

To the rear is an enclosed garden/yard which has a lawn area.

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.

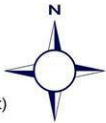
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years from 25th March 1900.
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.



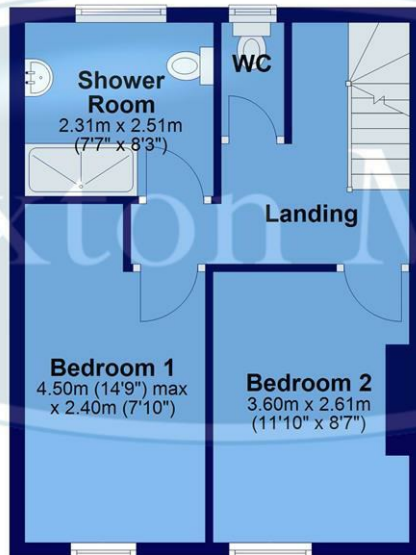
Ground Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Second Floor

Approx. 19.0 sq. metres (204.7 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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