



Hands Road Crookes Sheffield S10 1NB
Offers Around £235,000

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**** FREEHOLD ** PRIVATE GARDEN ** EXTENDED KITCHEN DINER **** This stone fronted, two bedroom mid terraced house is situated on a quiet road which allows easy access to the superb amenities found at Crookes, and Walkley. Well presented throughout, the property benefits from an extended kitchen diner, along with an excellent sized rear garden which has no through access for neighbouring properties.

The property further benefits from a modern gas central heating boiler, double glazed windows, a contemporary fitted bathroom, and a useful cellar space.

Briefly the accommodation includes two good sized bedrooms, a bathroom that features a white suite which includes a shower over a bath, a lounge that has high ceilings, and an extended dining kitchen that has a range of fitted shaker style units, a breakfast bar, an integrated electric oven, gas hob, and space for a dining table/ chairs.

- POPULAR LOCATION
- CLOSE TO AMENITIES
- TWO BEDROOMS
- EXTENDED KITCHEN DINER
- GOOD SIZED PRIVATE GARDEN
- STONE FRONTED TERRACE
- PERFECT FIRST TIME BUY
- DOUBLE GLAZED
- GAS CENTRALE HEATING
- CELLAR SPACE





OUTSIDE

To the rear there is a good sized private garden that has no through access for neighbouring properties. It comprises a lawn area, a decked terrace, and a paved patio.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

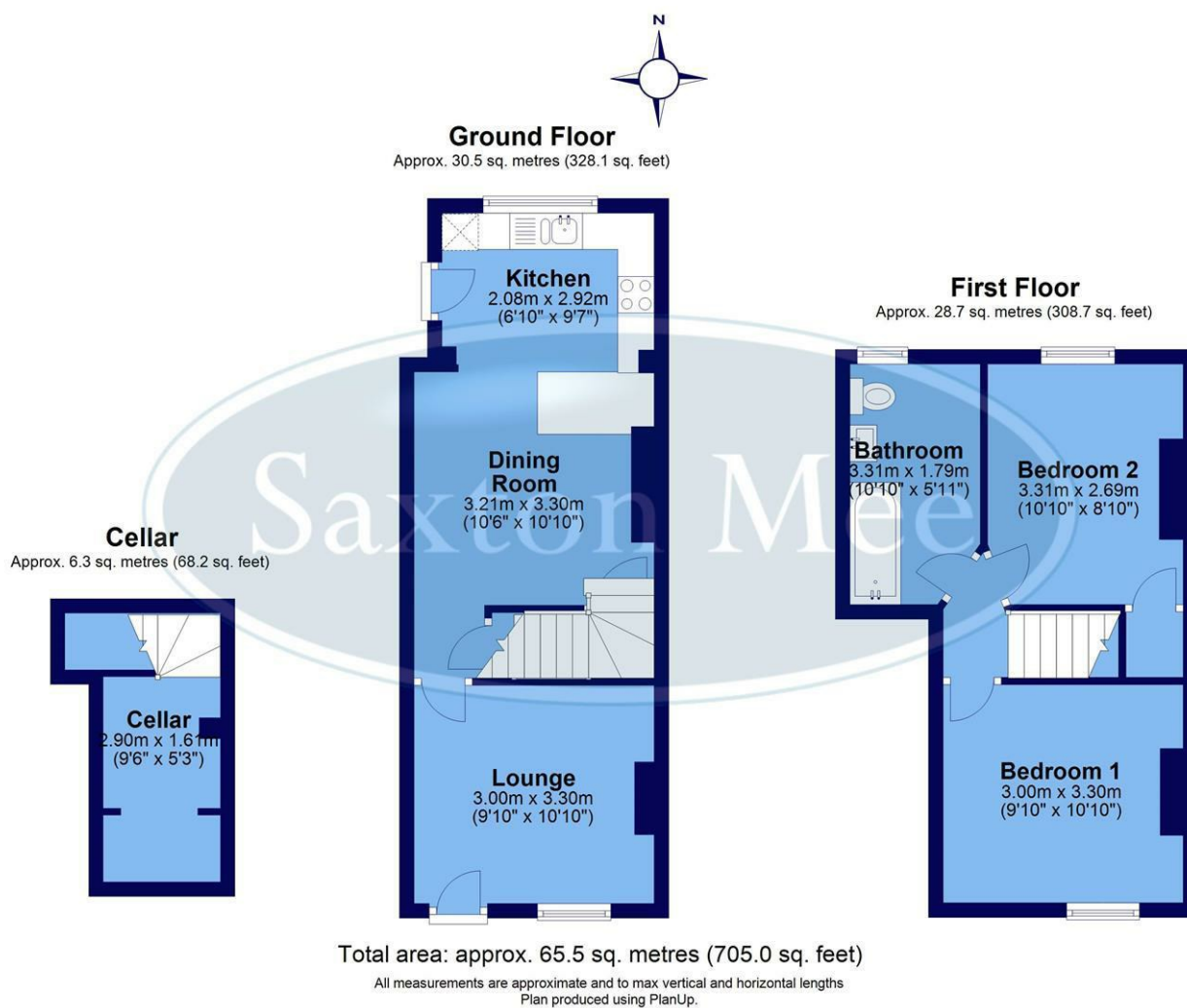
MATERIAL INFORMATION

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.



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