



32 Bole Hill Lane, Crookes, Sheffield, S10 1SB



# 32 Bole Hill Lane Crookes

Guide Price

## £240,000

GUIDE PRICE £240,000-£250,000

Extended Two-Bedroom Terrace in the Heart of Crookes with No Onward Chain.

Situated in the heart of Crookes, this beautifully presented extended two-bedroom terraced home offers spacious and versatile accommodation, including an additional office space/dressing room.

Recently refurbished throughout, the property features a tasteful off-shot kitchen, a separate dining room and a light and airy lounge, creating an ideal space for both everyday living and entertaining. To the rear, a low-maintenance courtyard garden provides a pleasant outdoor space for relaxing or al fresco dining and a shed for additional storage.

To the first floor, there is a generous double bedroom, a well-appointed bathroom and a useful office/dressing room which provides access to the second-floor bedroom.

The second floor offers a further spacious double bedroom, enhanced by a dormer window and Velux windows, allowing plenty of natural light and creating a bright, welcoming space.

Located in the highly sought-after area of Crookes, the property is within easy reach of an excellent range of local amenities, cafés, shops, well regarded schools and transport links, making it an ideal home for professionals, couples, or small families.

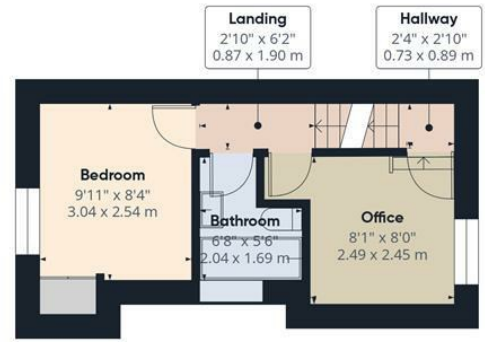


- Extended two-bedroom terraced property in the heart of Crookes, Sheffield
- Additional office space/dressing room providing flexible accommodation
- Recently refurbished throughout to a high standard
- Spacious and light-filled lounge with a bright and airy feel
- Separate dining room ideal for entertaining and family meals
- Stylish off-shot kitchen with tasteful modern finishes
- First floor comprising a generous double bedroom, bathroom, and office/dressing room
- Second-floor double bedroom featuring a dormer window and Velux window, offering excellent natural light
- Courtyard garden and on street parking
- Viewings Via Saxton Mee Banner Cross

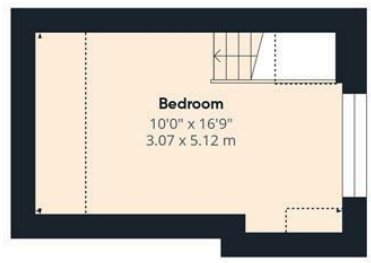




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 684 ft<sup>2</sup>  
 63.6 m<sup>2</sup>

**Reduced headroom**  
 34 ft<sup>2</sup>  
 3.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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