

Saxton Mee



Longfield Road Crookes Sheffield S10 1QW
Price £200,000

St Luke's
Sheffield's Hospice

Longfield Road

Sheffield S10 1QW

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Located in the popular residential area of Crookes S10 within easy reach of amenities, Bole Hill and Sheffield City Centre is this two bedroom terrace property which has a south facing rear garden and benefits from uPVC double glazing and gas central heating.

In brief, the living accommodation comprises: enter through a front door into the lounge with built-in cupboards and shelving. A door then opens into the kitchen/diner which has a range of fitted units with a contrasting worktop that incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring gas hob along with housing and plumbing for a washing machine. There is a rear entrance door and access to the converted basement which provides excellent storage space.

From the kitchen, a staircase rises to the first floor landing with access into the large loft space, two bedrooms and the bathroom. Bedroom one is to the rear aspect. Bedroom two is to the front. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO BEDROOM TERRACE
- CONVERTED BASEMENT
- EXTENDED KITCHEN
- IDEAL FIRST TIME BUY
- THREE PIECE SUITE BATHROOM
- SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL AREA
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- NEAR TO BOLE HILLS





OUTSIDE

To the rear of the property is a south facing garden.

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 running from the 29th September 1898.

The property is currently Council Tax Band E.

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.



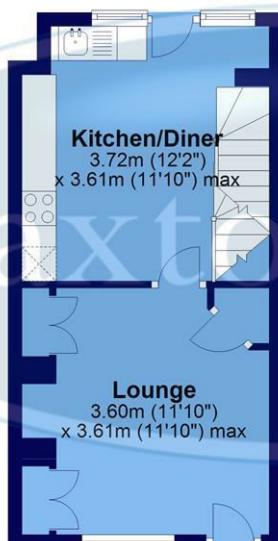
Basement

Approx. 12.3 sq. metres (132.6 sq. feet)



Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.3 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) plus A	78
B	62
C	62
D	62
E	62
F	62
G	62
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A) plus A	76
B	62
C	62
D	62
E	62
F	62
G	62
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales