



School Road Crookes Sheffield S10 1GQ
Offers Around £200,000

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Offered for sale with NO CHAIN is this two double bedroom penthouse apartment which benefits from allocated off-road parking and a secure communal entrance with intercom system. Forming part of this magnificent and original period stone built detached property, that is steeped in local history and has formerly been used as an old school house, the property is perfect for the professional couple, first time buyer, or those wishing to downsize. Located in the heart of Crookes, within a short stroll of numerous independent cafes, eateries, restaurants, and shops, central Sheffield, principal, hospitals and universities are all within an easy reach and not forgetting the Peak District is literally on the doorstep.

Tastefully decorated with neutral tones, the well presented living accommodation briefly comprises: enter through a private door into the entrance hall with access to all rooms. The open plan living/dining/kitchen has a range of shaker style units with contrasting worktops and integrated appliances. Both bedrooms are double in size and have Velux windows. The well appointed bathroom which has a white suite with a shower over the bath, WC and wash basin.

- CHAIN FREE
- TWO DOUBLE BEDROOM PENTHOUSE APARTMENT
- ALLOCATED OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- WELL PRESENTED ACCOMMODATION
- NATURAL LIGHT
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS





OUTSIDE

Allocated parking.

LOCATION

School Road is a popular road within the sought after area of Crookes S10 with excellent local amenities including Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

MATERIAL INFORMATION

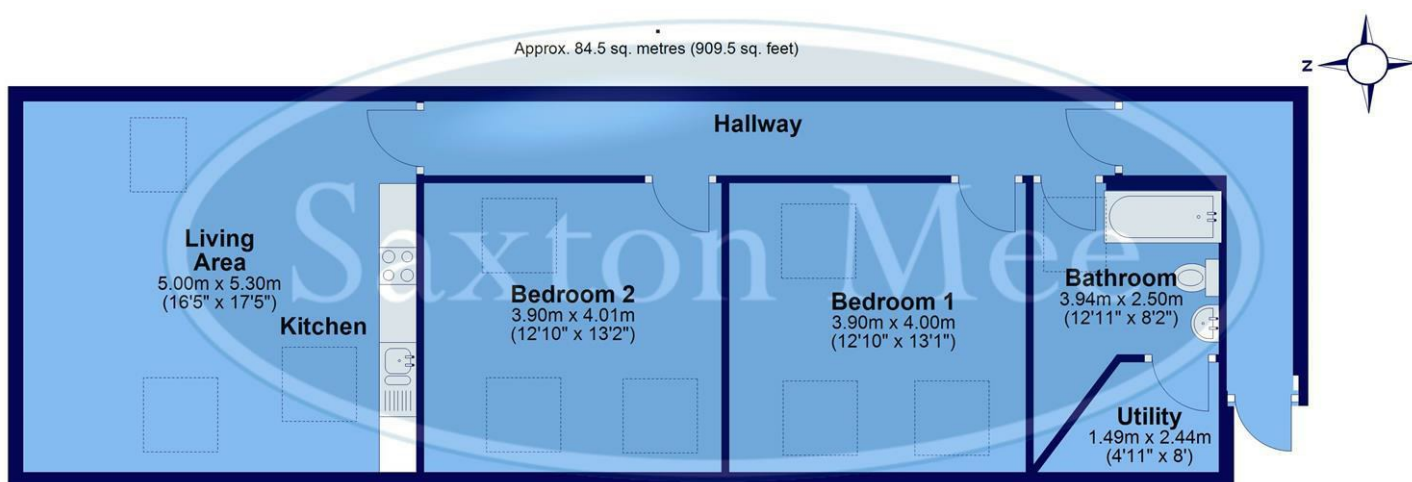
The property is Leasehold with a term of 999 years running from the 1st January 2004.

The property is currently Council Tax Band B.

VALUER

Chris Spooner

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. 84.5 sq. metres (909.5 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating	
Current	Potential
88	88
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	