



Sydney Road Crookesmoor Sheffield S6 3GH
Offers Around £325,000

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**** FREEHOLD ** STONE BUILT IN 1875 ** OFF ROAD PARKING **** This attractive three bedroom stone built semi-detached house is located in an extremely convenient position, near to excellent amenities and near to the various University campuses and main city hospitals. Well presented throughout, the property enjoys a charming blend of period features together with modern fixtures, and benefits from off road parking for two cars.

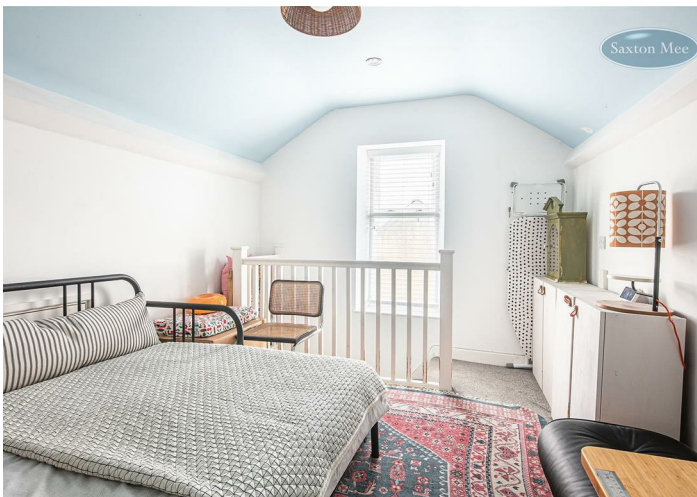
Briefly, the accommodation on the ground floor includes a small entrance lobby that has a tiled floor, a lounge to the front aspect which has an open fire, original ceiling coving, picture rail, window shutters and built-in alcove cupboards/shelves. There is an impressive kitchen diner which features an Oak floor, a range of shaker style fitted units with solid wood doors, a panelled splashback, and integrated appliances to include a dishwasher, fridge, washing machine, and a superb range cooker.

On the first floor there is a double bedroom to the front aspect that has an ornate fireplace, painted floor boards, and a useful cupboard, a single bedroom to the rear that has built-in shelving along with a desk, and a well appointed bathroom that has a white suite which includes a bath with a shower over, a cupboard that houses the gas central heating boiler, and wall panelling.

From the landing area, stairs lead to an attic style bedroom which has access to the eaves for storage.

- BUILT IN 1875
- FREEHOLD SEMI-DETACHED HOUSE
- THREE BEDROOMS
- FABULOUS KITCHEN DINER
- PERIOD FEATURES
- OFF ROAD PARKING FOR TWO
- CHARMING GARDEN TO REAR
- GARDEN ROOM/HOME OFFICE
- CONVENIENT LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the front is a raised low maintenance garden area, and to the side is a block paved driveway which has an EV charging point and allows off road parking for two vehicles. At the rear there is a delightful garden which includes a paved terrace, a lawn area, planted beds, established hedges, and an impressive garden room which could be used for a variety of options. The garden room features underfloor heating and is network cabled.

LOCATION

A popular location due to it's proximity of the two Universities and hospitals nearby while also offering easy access in to Sheffield City Centre. There are useful local shops nearby with the busy high streets of Crookes and Broomhill both found within walking distance. Regular transport links by the way of bus routes are available while the stunning natural beauty of the Peak District can be found just over 5 miles away.

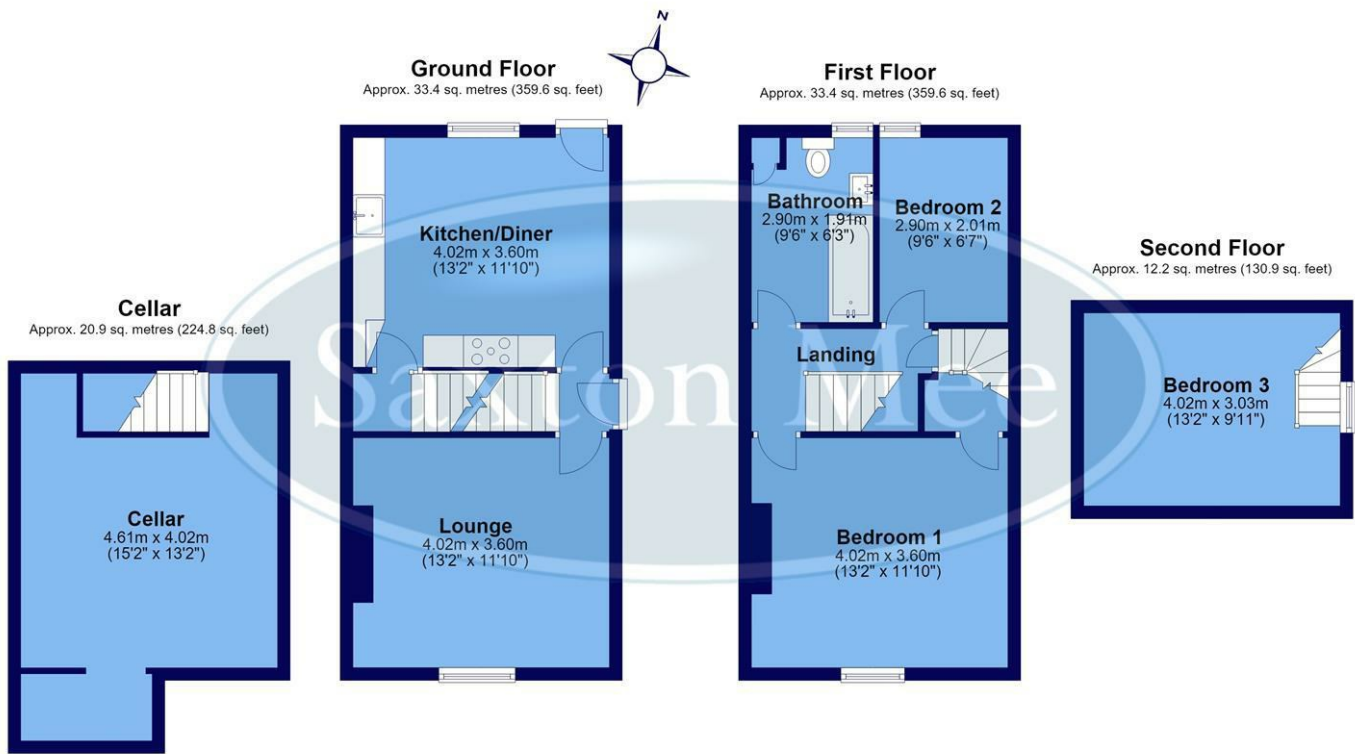
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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.



Total area: approx. 99.9 sq. metres (1074.9 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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 Hillsborough
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Energy Efficiency Rating		Current	Potential
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	57	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		