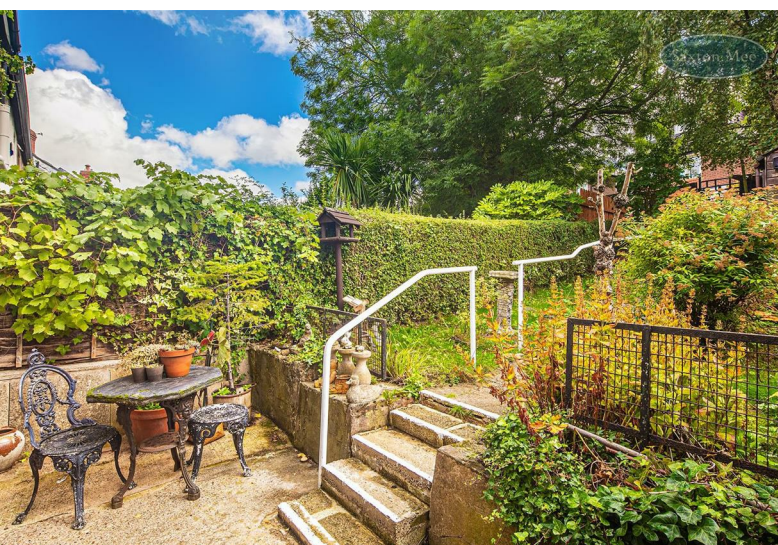




Toftwood Road Crookes Sheffield S10 1SL
Offers Around £240,000

Toftwood Road

Sheffield S10 1SL

Offers Around £240,000

**** CHAIN FREE ** EXCITING POTENTIAL ** STUNNING VIEWS **** Occupying an elevated position and enjoying stunning far-reaching views, this charming three-bedroom mid-terraced home is situated in the highly sought-after area of Crookes, S10.

Neutrally decorated throughout, the property offers well-proportioned accommodation together with a number of attractive period features. While perfectly liveable in its current condition, there is excellent scope for a purchaser to enhance the property further through cosmetic improvements, including the installation of a new kitchen and bathroom, creating a superb home tailored to their own taste.

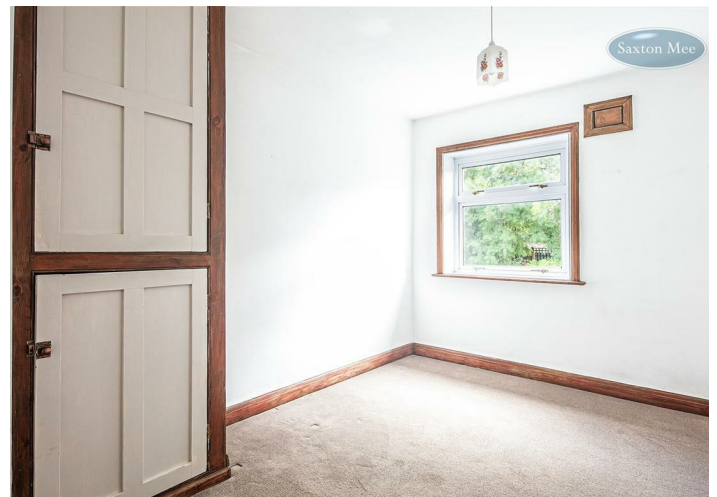
The property benefits from a modern gas central heating boiler, double-glazed windows, updated electrics and partial roof renewal.

The ground-floor accommodation comprises an entrance lobby leading into a bay-windowed lounge, complete with an open fireplace. Also on this level is a bathroom and kitchen, with the latter providing direct access to the rear garden.

To the first floor there are three bedrooms, including an impressive principal double bedroom positioned at the front of the property, from where its two windows offer wonderful panoramic views.

- CHARMING TERRACED HOUSE
- EXCITING POTENTIAL TO UPGRADE
- THREE GOOD SIZED BEDROOMS
- NO ONWARD CHAIN
- SOUTH FACING GARDEN
- NEUTRAL DECOR
- SOME PERIOD FEATURES
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- STUNNING VIEWS TO THE FRONT





OUTSIDE

The property is set back from the pavement by way of a front garden which has a variety of well established plants. To the rear is a south facing private garden which features a patio area, lawn, a timber shed, planted beds and an impressive Silver Birch tree.

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 within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

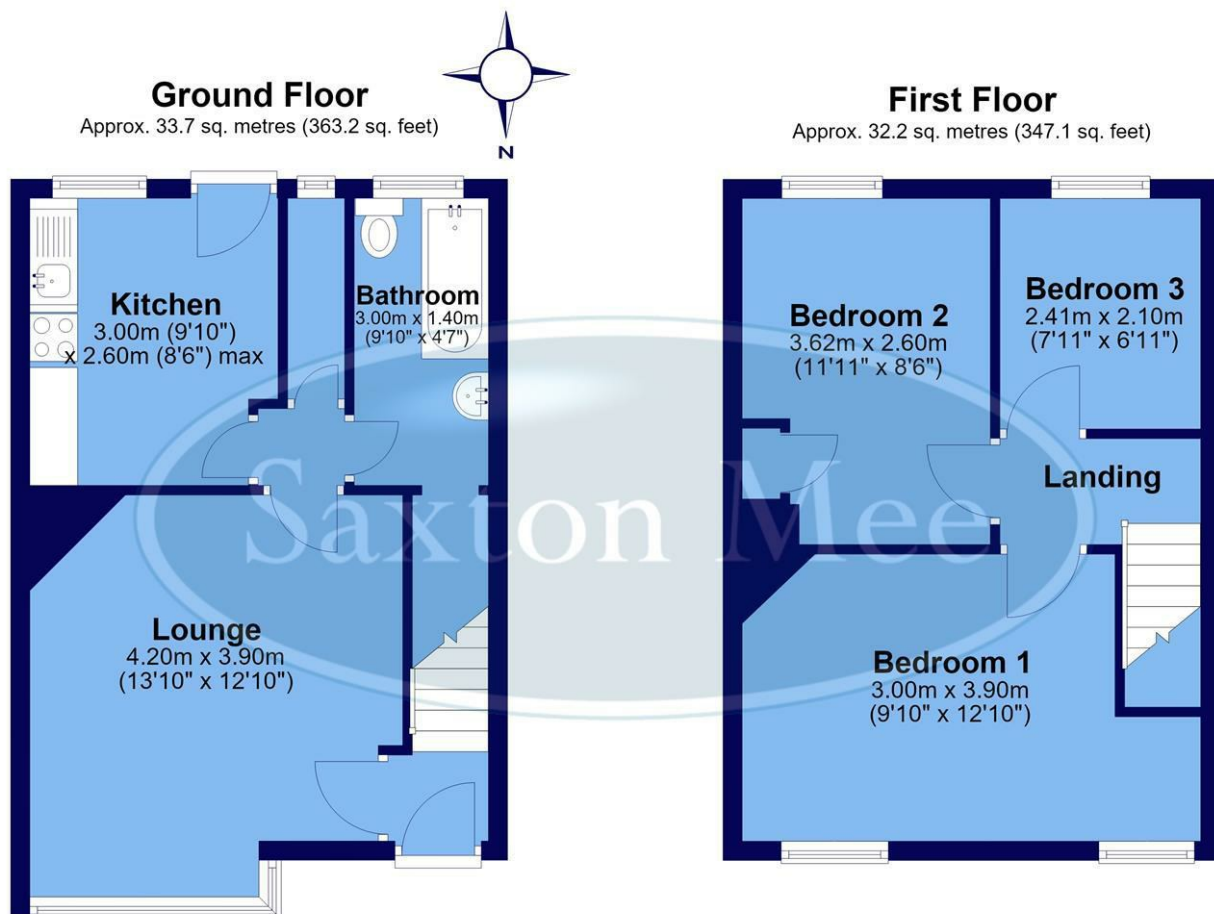
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from 1934. Ground rent is £2.60 per year but not currently collected. The property is currently Council Tax Band B.

VALUER

Chris Spooner MNAEA

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. 66.0 sq. metres (710.4 sq. feet)

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

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Hillsborough
Stocksbridge

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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		73	79
EU Directive 2002/91/EC			

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		78	81
EU Directive 2002/91/EC			