



72 Hands Road, Crookesmoor, Sheffield, S10 1NB

Saxton Mee

72 Hands Road

Crookesmoor

Guide Price

£230,000

GUIDE PRICE £230,000 to £240,000

Situated in the popular area of Crookes, this welcoming three double bedroom bay window mid-terrace home offers spacious and versatile accommodation across three floors and presents an excellent opportunity for buyers looking to personalise a property that has potential for some upgrading. The home also benefits from newly fitted windows and an attractive paved rear garden.

The ground floor comprises a bright and welcoming lounge area, alongside a generous dining room with a feature fireplace, creating a wonderful space for everyday living and entertaining. To the rear, the separate off-shot kitchen provides access to the enclosed paved garden, offering a light and open outdoor space ideal for relaxing and socialising.

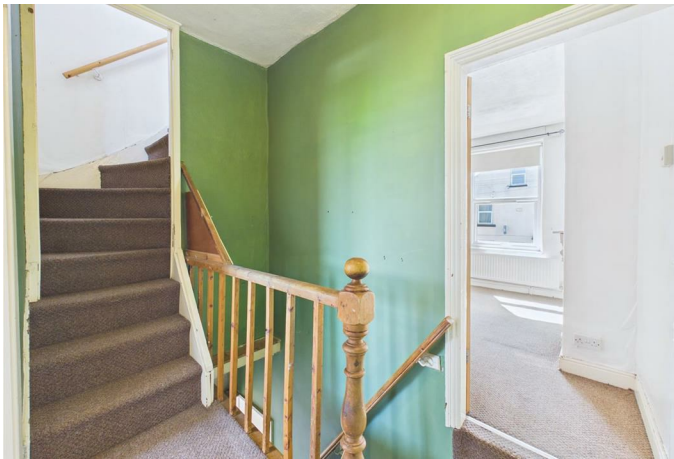
To the first floor are two well-proportioned double bedrooms, with the principal bedroom enjoying a charming feature fireplace, alongside the family bathroom. The second floor hosts a large double bedroom with a Velux window, creating a bright and airy top floor retreat.

Externally, the property benefits from an attractive low-maintenance rear garden and on-street parking. Conveniently positioned close to well regarded schools, local amenities, cafes, shops and excellent transport links, this is a fantastic opportunity to acquire a home in one of Sheffield's most sought-after suburbs.



- Three-bedroom bay window mid-terrace home in the popular area of Crookes
- In need of some upgrading, offering excellent potential to personalise
- Benefits from newly fitted windows
- Bright and welcoming lounge area
- Good-sized dining room with attractive feature fireplace
- Separate kitchen with access to the rear garden
- Attractive paved rear garden ideal for relaxing and entertaining
- Two double bedrooms and bathroom to the first floor, with a further large double attic bedroom with Velux window
- On-street parking and convenient access to local amenities, cafes and transport links
- Viewings Via Saxton Mee Banner Cross





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

<p>GIRAFFE360</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>	<p>Floor 2</p>	<p>Floor 1</p>
<p>Reduced headroom</p> <p>Below 5 ft/1.5 m</p>	<p>Ground Floor</p>	<p>Floor -1</p>
<p>(1) Excluding balconies and terraces.</p> <p>Reduced headroom</p> <p>5 ft²</p> <p>0.4 m²</p> <p>Approximate total area^m</p> <p>873 ft²</p> <p>81.1 m²</p>		