

Saxton Mee



Hands Road Crookes Sheffield S10 1NB
Offers Around £235,000



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**** FREEHOLD ** PRIVATE REAR GARDEN **** Situated on this quiet residential road is this stone fronted, two double bedroom mid terrace property which benefits from no third party access over the rear, uPVC double glazing and gas central heating. There are excellent local amenities close-by including shops, bars, restaurants and good public transport links to the City Centre, central hospitals and universities.

Well presented throughout, the living accommodation briefly comprises: enter via a front composite entrance door into the lounge which has a front window allowing natural light, attractive wooden floor and a feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner which has a range of units with a contrasting work top which incorporates the sink and drainer. Integrated electric oven, and a four ring hob with extractor above along with plumbing for a washing machine and space for an under-counter fridge. From here there is access to the cellar and the rear garden

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal bedroom is to the rear and has attractive wood flooring and an under stair storage cupboard. Double bedroom two to the front again has a wooden floor, built-in shelving and cupboards. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin, complemented with a heated towel rail.

- TWO DOUBLE BEDROOMS
- STONE FRONTED
- FABULOUS PRIVATE GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY
- LOUNGE & KITCHEN/DINER
- CELLAR
- NEAR TO UNIVERSITY CAMPUSES
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the rear is a private garden which has paved patios, planted beds, a timber shed and no through access for neighbouring properties.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

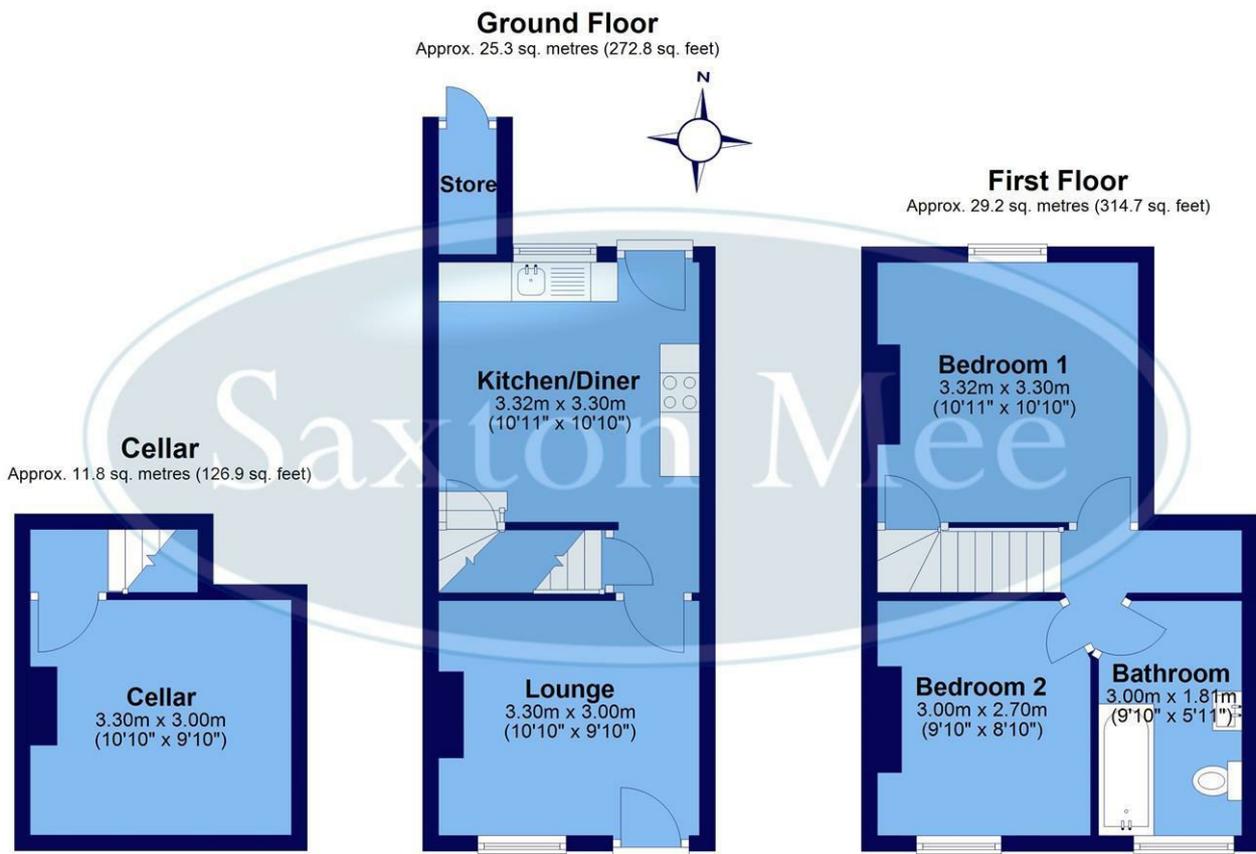
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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. 66.4 sq. metres (714.4 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(81-91) A	
(81-91) B		(61-80) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
55	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC