

Barber Place Crookesmoor Sheffield S10 1EG  
Guide Price £150,000

## Barber Place

Sheffield S10 1EG

**Guide Price £150,000**

**\*\*FOR SALE BY AUCTION\*\* \*\*GUIDE PRICE £150,000+\*\* \*\*AUCTION DATE:  
24 JUNE 2026\*\***

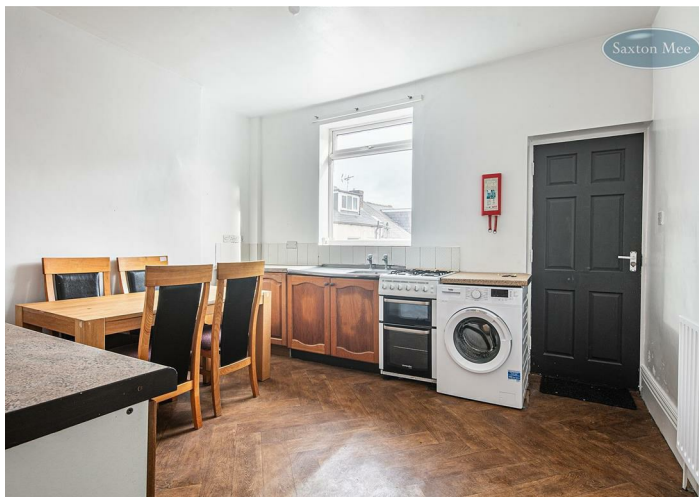
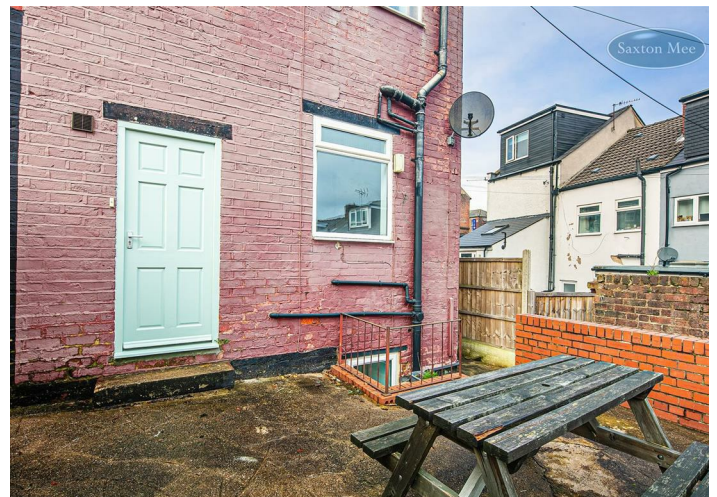
For sale by Auction on 24 June 2026.  
Offered in partnership with Mark Jenkinson.

Positioned within this conveniently located area of Sheffield which is extremely popular for students and young professionals, is this deceptively spacious three/four bedroom stone fronted end of terrace house. Offered to the open market with no onward chain, the property has been well maintained, and now represents an exciting opportunity to be updated cosmetically to your own personal taste.

Briefly the accommodation comprises a lounge and a dining kitchen on the ground floor, a snug and a double bedroom on the lower ground, two bedrooms and a bathroom on the first floor, and a double bedroom in the attic space. The property benefits from modern gas central heating, double glazed windows and residents parking permits which can be applied for with Sheffield City council.

- END OF TERRACE HOUSE
- STONE FRONTED
- 3/4 BEDROOMS
- DECEPTIVELY SPACIOUS
- CONVENIENT LOCATION
- SUPERB LOCAL AMENITIES





#### LOCATION

Situated in this sought after and convenient location, ideal for students of the Universities and Teaching Hospitals which are just a short stroll away. Excellent amenities can be found on Barber Road and in turn easy access to central Sheffield is possible via foot, bike or regular bus routes. A range of well established popular bars and eateries can also be found on the doorstep.

#### MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1877. The property is currently Council Tax Band B.

#### TERMS

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

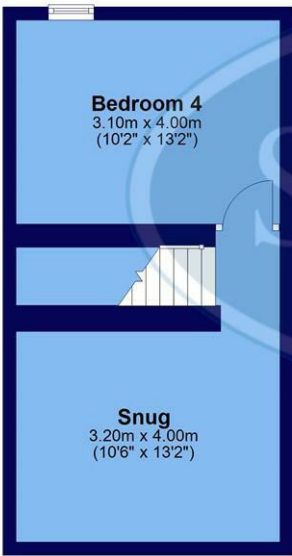
Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

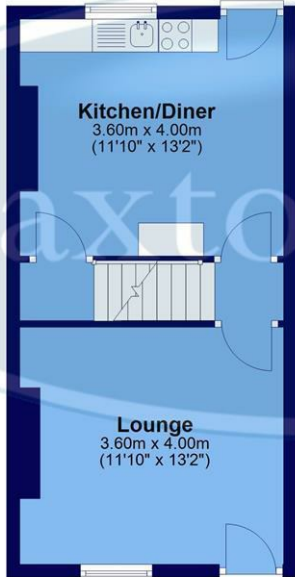
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



**Basement**  
Approx. 31.7 sq. metres (341.5 sq. feet)



**Ground Floor**  
Approx. 33.1 sq. metres (356.8 sq. feet)



**First Floor**  
Approx. 33.1 sq. metres (356.8 sq. feet)



**Second Floor**  
Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 111.6 sq. metres (1201.8 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	58	73

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