





534 Oxford Street

Crookesmoor • Sheffield • S6 3FG

Guide Price £160,000 - £170,000

An attractive two-bedroom mid-terraced property enjoying a fantastic position overlooking Ponderosa Park, ideally located close to the University of Sheffield, the city's major hospitals, Sheffield City Centre and the excellent amenities of Crookesmoor. Benefiting from double glazing and gas central heating throughout, the property is likely to appeal to both first-time buyers and investors alike. The property is entered through a front entrance door opening into a welcoming living room with an attractive stripped wooden floor, neutral décor and a light and airy feel, creating a flexible living space ideal for relaxing and entertaining. The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces, an electric oven and gas hob. There is also space and plumbing for a washing machine and fridge/freezer. To the first floor are two well-proportioned bedrooms, both finished with a fresh neutral palette and stripped wooden floors. The bathroom is fitted with a modern white suite comprising a WC, wash hand basin and bath with shower over. The property also benefits from a useful basement cellar which, subject to the necessary consents, offers potential for further use and additional space. To the rear is a private garden providing an excellent outdoor space for sitting out and entertaining. Situated in the popular Crookesmoor area of Sheffield, the property enjoys a fantastic position overlooking Ponderosa Park and is ideally placed for easy access to the University of Sheffield, Sheffield Teaching Hospitals, the City Centre and local amenities. With excellent transport links and a wealth of shops, cafés and green spaces close by, this is a highly desirable location for first-time buyers, professionals and investors alike.



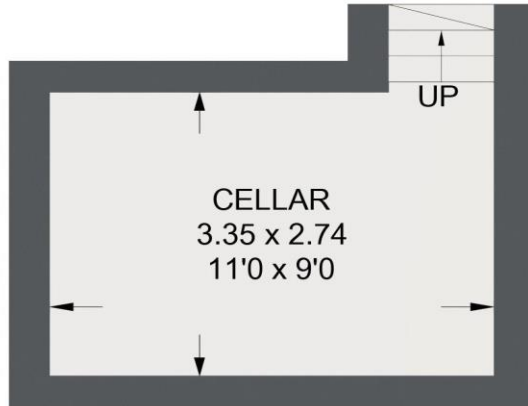
- Attractive 2 Bedroom Mid Terraced House
- Overlooking Ponderosa Park
- Located on Tree Lined Road in Crookesmoor
- Light & Airy Neutral Decor
- Great Local Amenities and Transport Links
- Generous Built in Storage
- Basement Offering Potential to Develop
- Enclosed Rear Garden & Outhouse
- Leasehold -Lease: 800 years from 1886 £1.50pa
- Council Tax Band A, EPC D

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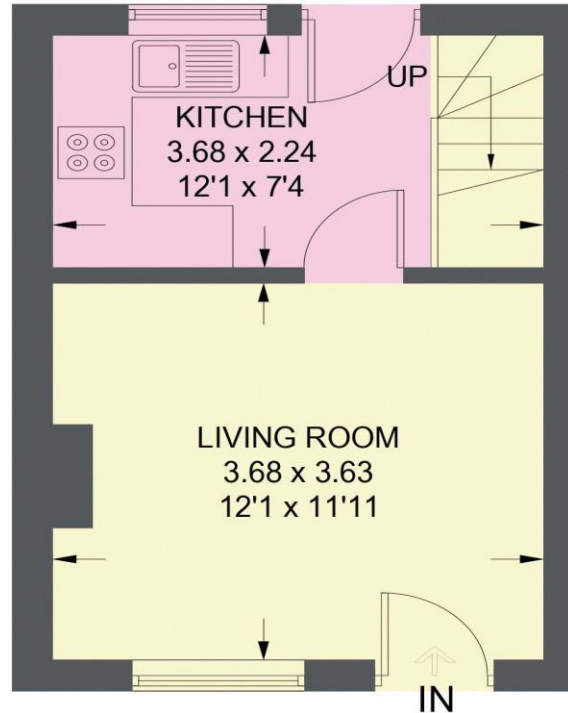
APPROXIMATE GROSS INTERNAL AREA = 45 SQ M / 484 SQ FT

CELLAR = 9.8 SQ M / 105 SQ FT

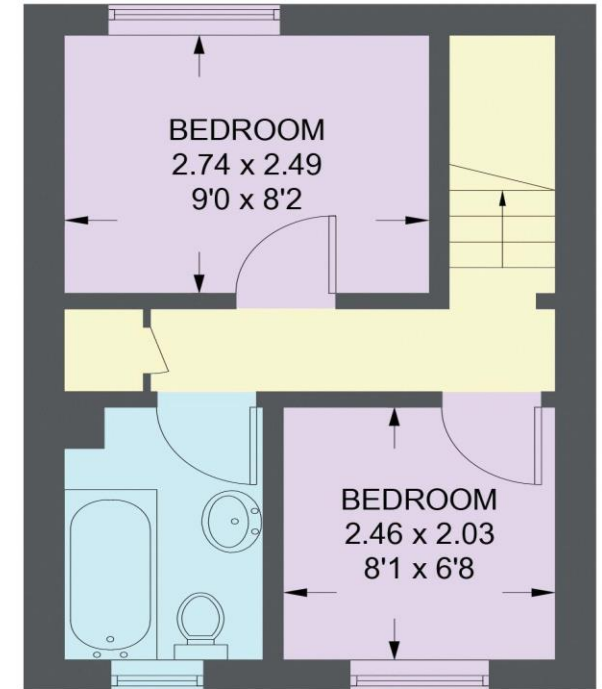
TOTAL = 54.8 SQ M / 589 SQ FT



CELLAR
9.8 SQ M / 105 SQ FT



GROUND FLOOR
22.6 SQ M / 243 SQ FT



FIRST FLOOR
22.4 SQ M / 241 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.