208 Lydgate Lane, Crosspool, Sheffield, S10 5FS
£260,000

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Council Tax Band: A

A bright, spacious and modern styled three bedroom mid terraced home which is located on this popular road in Crosspool. Ideal for first time buyers, small families or landlords the property is situated close to a wealth of shops, cafes and amenities and also enjoys easy access to the universities, hospitals and city centre thanks to regular bus routes. It is also within the catchment area of Lydgate and Tapton school and the ever popular Crookes suburb is also just a short distance away. With double glazing and gas central heating throughout, this well presented home offers good sized rooms including a larger than average attic bedroom and a lovely courtyard style garden space to the rear. In brief, the property comprises; lounge, inner hall and dining kitchen with cellar access. To the first floor there is a landing area, two bedrooms and a bathroom. To the second floor is the attic bedroom. Outside, a shared passage leads to the courtyard garden to the rear. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended! Freehold tenure, council tax band A.

Lounge
Access to the property is gained through a front facing composite entrance door which leads into the lounge. Having a front facing upvc double glazed window, the lounge is a bright and spacious room which has a gas fire with feature surround plus a radiator. A door leads to the inner hall.

Inner Hall
Having a radiator and staircase rising to the first floor. Doors connect the lounge and dining kitchen.

Dining Kitchen
A spacious dining kitchen which has modern styled fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is space for appliances including a cooker and washing machine, housing for the Ideal combi boiler, a radiator, vinyl flooring, a rear facing upvc double glazed window, rear facing upvc door leading to the outside and space for a dining table. A further door leads to the cellar head.

Cellar Head
Having space for a fridge freezer, steps descend to the cellar which is ideal for storage and houses the meters.

First Floor Landing
A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail and doors leading to all rooms on this level. A further staircase rises to the second floor.

Master Bedroom
A double sized master bedroom which has a front facing upvc double glazed window and a radiator.

Bedroom Two
The second bedroom is a single sized room which could also be used as an office. Having a rear facing upvc double glazed window with far reaching views and a radiator.

Bathroom
Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With tiled flooring, a towel radiator and a rear facing upvc double glazed window.

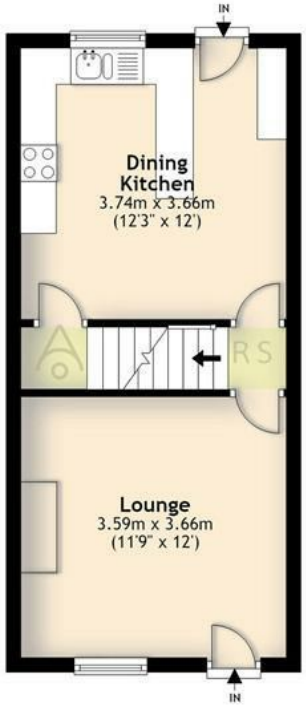
Attic Bedroom Three
A staircase ascends from the first floor landing and leads to the attic bedroom, which is larger than average and enjoys a dual aspect layout with front and rear facing velux windows bringing much light into the room. With a radiator and ample space for bedroom furniture.

Outside
A shared passage leads to the rear where there is a well presented and low maintenance outdoor space. Enjoying a courtyard style aspect, there is a patio with space for seating, stylish fencing surrounding and an array of shrubs and bushes.

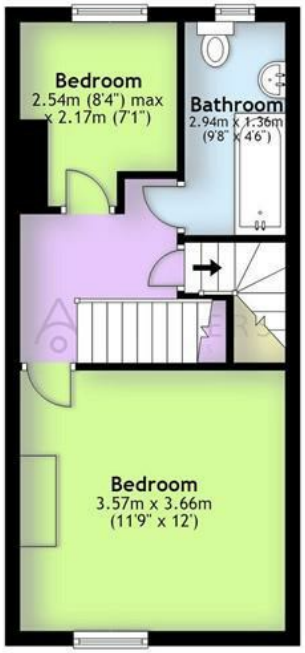
LOVE
WINS

Cellar
Approx. 14.1 sq. metres (151.8 sq. feet)

Ground Floor
Approx. 30.7 sq. metres (330.5 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.8 sq. feet)



Second Floor
Approx. 24.8 sq. metres (267.3 sq. feet)

Total area: approx. 100.2 sq. metres (1078.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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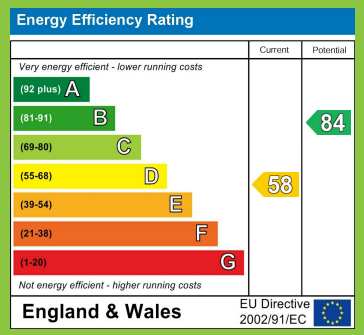
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