

# HUNTERS®

HERE TO GET *you* THERE

200 Northfield Road, Crookes, Sheffield, S10 1QU

Asking Price £210,000

Property Images

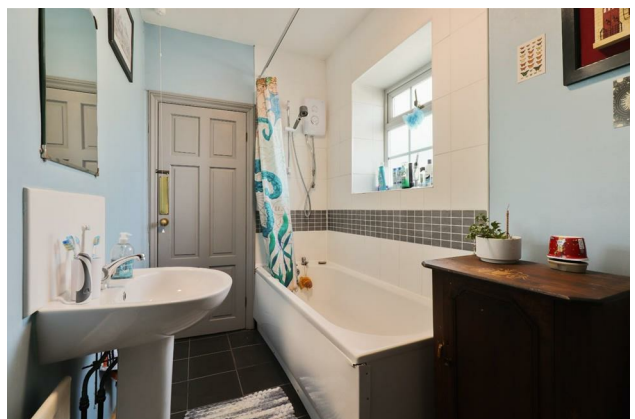
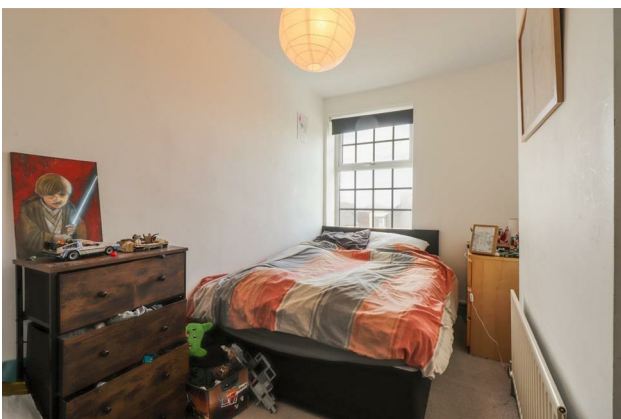




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## Property Images





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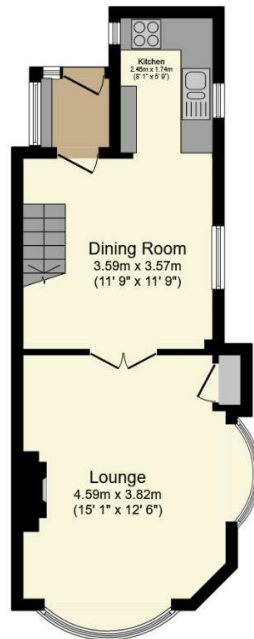
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## Property Images



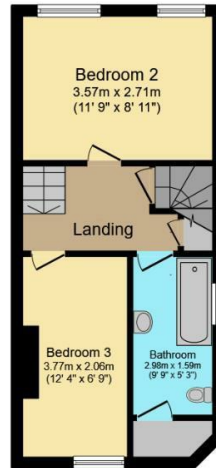
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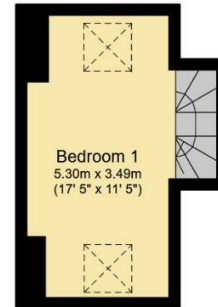
Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.)



First Floor

Floor area 29.5 sq.m. (317 sq.ft.)



Second Floor

Floor area 16.0 sq.m. (172 sq.ft.)

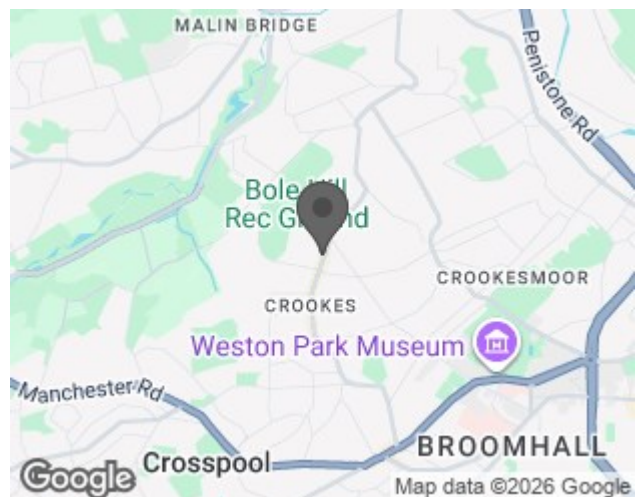
Total floor area: 84.8 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>55</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 |           |

## Map



## Summary

| DECKED REAR GARDEN | CLOSE TO LOCAL AMENITIES | A fabulous starter home is a highly regarded, residential location. With no onward chain, be ready to move in with no delay !

Located on the desirable Northfield Road in Crookes, this home is ideal for first time buyers, families, or investors alike. With access through the rear porch, the dining room offers a lovely setting for family meals and dinner parties. To your left, the fitted kitchen is a great space for culinary enthusiasts and offers a range of wall and base units that run above and below the worktops. Space for a range of appliances. The bay windowed lounge sits at the front, complete with gas fireplace. Another wonderful addition is the cellar; Accessed through the lounge and perfect for extra storage space.

The first floor comprises two bedrooms and a family bathroom. The second bedroom is to the front of the property, making the perfect space for a guest bedroom or office. The bathroom is practical, comprising a bath with shower over, sink basin and W/C; Further storage space to the rear. The main double bedroom overlooks to garden, creating a bright and airy space for a master room, or guest bedroom. A further occasional room on the second floor.

The garden is complete with a decked area and is the perfect space for enjoying the fresh air or hosting summer barbecues. The property is conveniently located close to local shop, restaurants and transport links, making it easy to access everything you need for daily life. Whether you are commuting to work or enjoying a leisurely day out, you will find that this location offers both accessibility and a vibrant community atmosphere.

## Features

- Two bedrooms and an occasional, third room
- Bay windowed lounge with gas fireplace
- Fitted kitchen and separate dining room
- Family bathroom with shower over bath
- Rear garden with decked area
- Close to local Shops, Restaurants and Cafes
- Offered for sale with no onward chain
- Energy Performance Rated D