







125 Cobden View Road

Crookes • Sheffield • S10 1HR

Guide Price £240,000 - £250,000

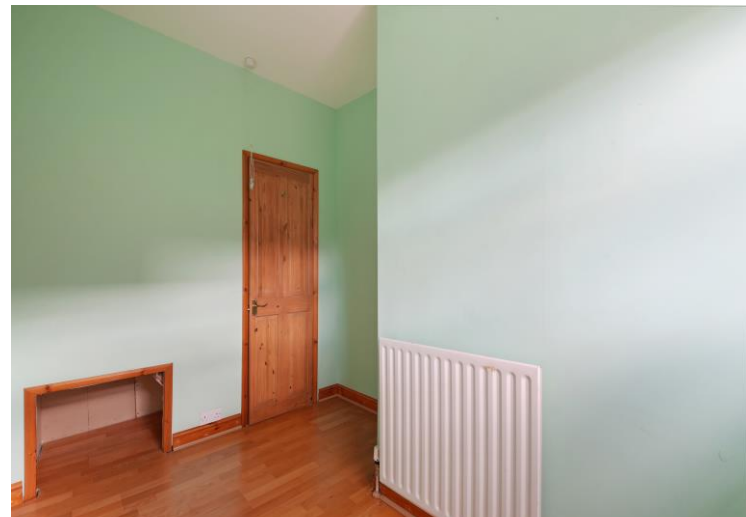
A spacious, light and airy three-bedroom stone-fronted mid-terrace property, occupying a popular residential position and offering generous accommodation arranged over three floors. The property retains a number of attractive period features, including bay windows and exposed brick chimney breasts, while also benefiting from gas central heating and double glazing. The property would benefit from some general updating and upgrading in places, but offers excellent potential to create a fabulous home in a popular Sheffield location. The welcoming living room is bright and spacious, with a front-facing bay window, made-to-measure blinds, warm neutral décor and attractive wood flooring. An exposed brick chimney breast provides a lovely focal point, housing a log burner. To the rear is a separate dining room, again featuring an exposed brick chimney breast and a rear-facing window overlooking the garden. There is also access to the cellar, providing useful additional storage space. The off-shot kitchen is fitted with modern gloss units complemented by wooden worktops. There is an integrated oven, gas hob and useful boiler cupboard, together with a rear door providing access to the outside. The front-facing double bedroom is bright and well presented, with cheerful décor, laminate flooring and a front-facing window. The space beneath the stairs provides an excellent opportunity to add a rail and create useful wardrobe storage. To the rear is a single bedroom, decorated in a cheerful style with laminate flooring and a pleasant outlook over the rear garden. The bathroom comprises a three-piece white suite, including a hand wash basin, bath with shower over and WC. There is a tiled floor and partial tiling to the walls. Stairs rise to the second floor, where a further double bedroom can be found. The room benefits from a rear dormer, creating useful additional space, and is finished in neutral décor. The property has a raised forecourt to the front. To the rear, access is available via a communal pathway, leading to a rear garden which provides a blank canvas for the new owner to create an attractive outdoor space. Cobden View Road is situated in the popular Crookes/Walkley area, close to local shops, cafés and everyday amenities. There are good public transport links to Sheffield city centre and surrounding areas, with the wider area also offering a range of parks and recreational facilities.





- Stone Fronted Mid Terrace
- 3 Bedrooms & Modern Bathroom
- Popular Location in Crookes, S10
- 2 Reception Rooms
- Fitted Modern Kitchen

- Arranged Over 3 Levels
- No Onward Chain
- Tanked Cellar
- Lease 800 years from 25th December, 1907
- Council Tax Band B, EPC Rating TBC





125 COBDEN VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 86.8 SQ M / 934 SQ FT

CELLAR = 19.3 SQ M / 208 SQ FT

TOTAL = 106.1 SQ M / 1142 SQ FT (EXCLUDING EAVES)



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1329647)



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