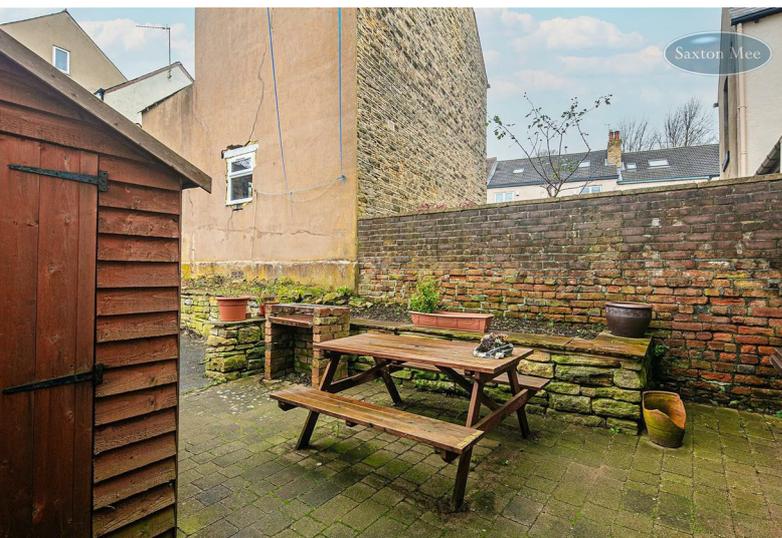


# Saxton Mee



Brighton Terrace Road Crookes Sheffield S10 1NT  
Guide Price £360,000

## Brighton Terrace Road

Sheffield S10 1NT

**Guide Price £360,000**

GUIDE PRICE £360,000-£375,000 \*\* FREEHOLD \*\* This strikingly attractive six/seven bedroom mid terraced house is located within the highly popular area of Crookes S10. Offered to the open market with no onward chain, the property has a current HMO licence and has been successfully generating an annual income of £22,464 (excluding bills), however it can be bought with VACANT POSSESSION and with a degree of cosmetic updating, would make a superb family home. Measuring over 2500 square feet the accommodation briefly comprises six double bedrooms, a study/single bedroom, two bathrooms, a spacious bay windowed living room, and an open plan dining kitchen to the rear aspect.

- NO ONWARD CHAIN
- STRIKINGLY ATTRACTIVE
- MID TERRACED HOUSE
- OVER 2500 SQUARE FEET
- POTENTIAL TO IMPROVE
- SIX/SEVEN BEDROOMS
- TWO BATHROOMS
- INVESTMENT OPPORTUNITY
- POPULAR LOCATION
- CLOSE TO AMENITIES





**OUTSIDE**

To the rear is a low maintenance garden which has a block paved patio, a timber shed, and a raised planting bed.

**LOCATION**

81 is positioned on the right near the top as you travel along Brighton Terrace Road from Slinn Street. A hugely popular road located just a stones throw from the superb amenities found on Crookes High Street where you will find fabulous independent cafes, restaurants, and shops, along with some more well known outlets such as Sainsbury's, the Co-op, and a Dominos. Regular bus routes allow easy access to and from the City Centre, while it's also a perfect location for access to the various University campuses and main City Hospitals. The glorious outdoor space of the Peak District is just a short journey away making this an ideal area for walkers, cyclists and runners.

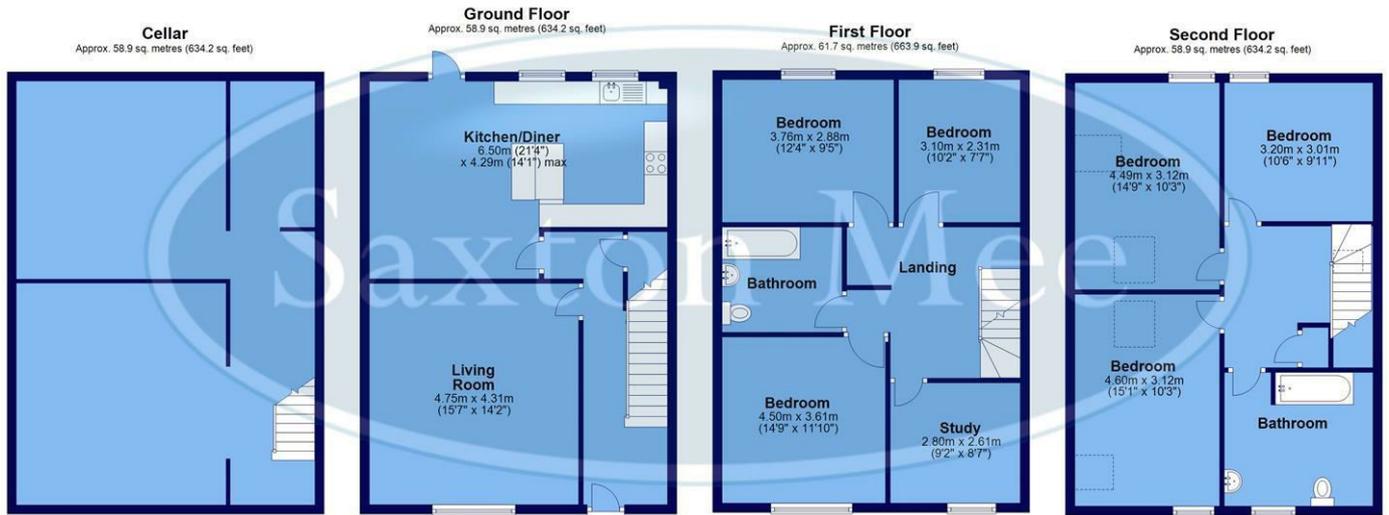
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

**VALUER**

Greg Ashmore MNAEA

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.



Total area: approx. 238.4 sq. metres (2566.6 sq. feet)  
 All measurements are approximate  
 Plan produced using PlanUp.

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

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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>		68	87

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>			