

Saxton Mee



Netherfield Road Crookes Sheffield S10 1RA
Offers Around £220,000



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**** NO ONWARD CHAIN ** PRIVATE SOUTH FACING GARDEN ** RENOVATED IN RECENT YEARS **** Located on this popular road which is on the edge of Bole Hills is this superb two bedroom mid terraced house which is beautifully presented throughout.

Ideal for a first time buyer, the property was the subject of a major renovation project just over six years ago, and benefits from modern fixtures including anthracite double glazed windows, gas central heating, and a contemporary kitchen and bathroom.

The property further benefits from a private south facing garden that has no through access from neighbouring properties, and is offered to the open market with no onward chain.

Briefly the accommodation includes a double bedroom which has ample space for wardrobes, a single bedroom, a well appointed bathroom that features a white suite with a bath that has a shower over, a lounge that has high ceilings, and a good sized kitchen diner which has a range of fitted cupboards with contrasting worktops, and integrated appliances to include a fridge freezer, a slimline dishwasher, electric oven, and a gas hob.

- CHAIN FREE
- BEAUTIFULLY PRESENTED
- PRIVATE SOUTH FACING GARDEN
- RENOVATED WITHIN LAST 6 YEARS
- TWO BEDROOMS
- KITCHEN DINER
- DOUBLE GLAZED/GAS CENTRAL HEATING
- CLOSE TO EXCELLENT AMENITIES
- POPULAR LOCATION
- IDEAL FIRST TIME BUY





OUTSIDE

To the rear is a private south facing garden which has no through access from neighbouring properties. The garden is incredibly private and features a large lawn area.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including a Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and several restaurants, pub and wine bars. Good regular public transport links with easy access to the city centre, Universities and central hospitals.

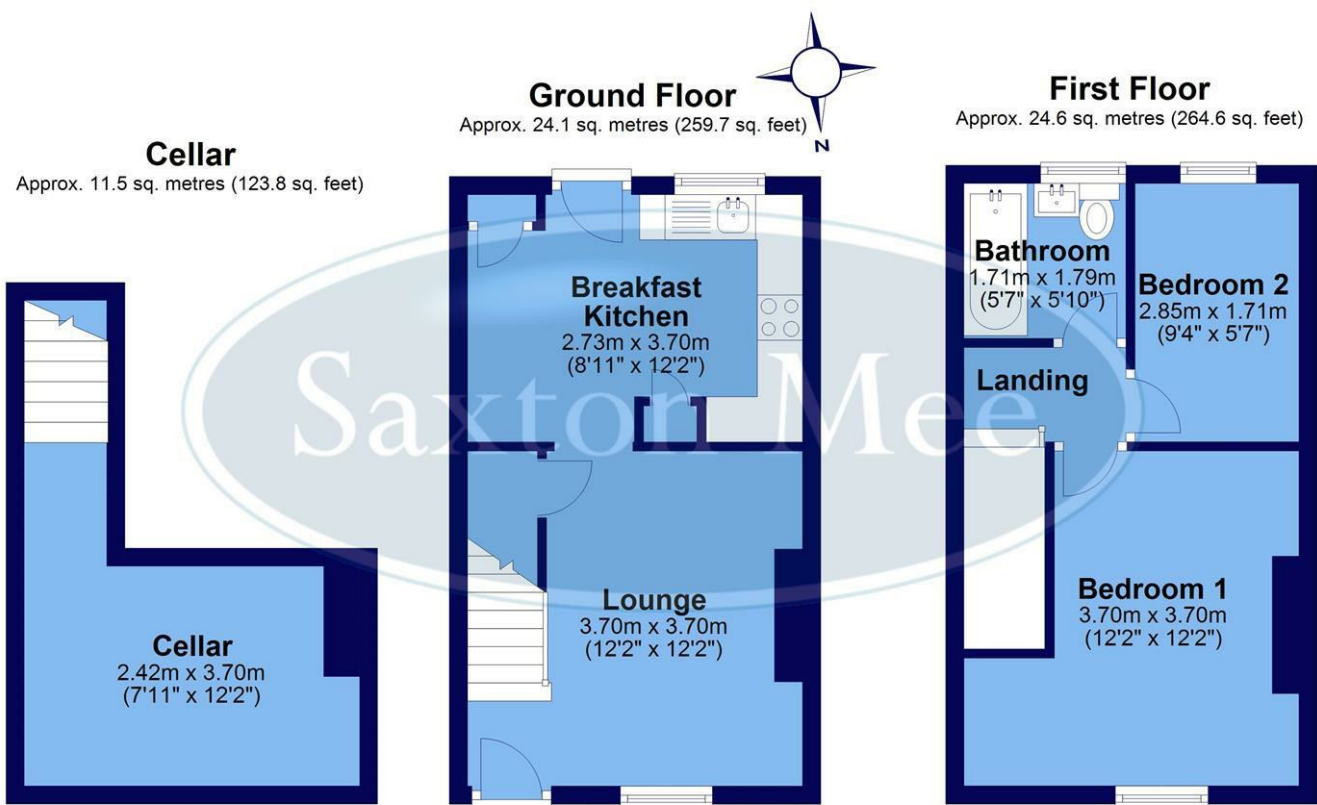
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1900 (674 years remaining).
The property is currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

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. 60.2 sq. metres (648.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Environmental Impact (CO₂) Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>66</p>		<p>67</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	