

Saxton Mee



Sandygate Park Sandygate Sheffield S10 5TZ
Offers Around £625,000

St Luke's
Sheffield's Hospice

Sandygate Park

Sheffield S10 5TZ

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An incredibly exciting opportunity has arisen to purchase this fabulous four bedroom detached family home which is located on a quiet cul-de-sac within the highly sought after area of Sandygate S10. Having been lovingly cared for and well maintained by the previous owners since 1999, the property is beautifully presented throughout and along with some other features, benefits from a contemporary kitchen and bathroom, impressive views to the rear, neutral décor throughout, CCTV, a double garage with integral access, and is available to buy with no onward chain.

Measuring almost 1700 square feet in total, the accommodation on the ground floor briefly comprises an entrance hall, a downstairs WC/cloak room, a rear porch which has access into the garage, a spacious lounge that has dual aspect windows and a feature fireplace with an electric fire, and a good sized kitchen diner that has LVT flooring and a fully fitted kitchen which has high gloss cupboard doors, extensive work top space, and a range of integrated appliances including a double electric oven, microwave, a five ring gas hob, fridge, freezer, and a slimline dishwasher.

On the first floor there are four excellent sized bedrooms which each have fitted wardrobes/cupboards, and a well appointed family bathroom that is fully tiled and features underfloor heating, a white suite which includes a bath, WC, wash hand basin with vanity unit, a separate shower enclosure, and a chrome heated towel rail.

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER AREA
- FOUR GOOD SIZED BEDROOMS
- CONTEMPORARY KITCHEN AND BATHROOM
- WELL MAINTAINED AND PRESENTED
- NEUTRAL DECOR THROUGHOUT
- FABULOUS VIEWS TO REAR
- CUL-DE-SAC LOCATION
- EXCELLENT SCHOOL CATCHMENT





OUTSIDE

To the front of the property is a well manicured garden which sets the property nicely back from the road, as well as a driveway providing off road parking and leading to a double garage that has an electric door. At the rear is a fabulous sized private garden which includes a lawn, two paved patios, a timber summer house, and planted beds that feature a variety of well established plants, shrubs and small trees.

LOCATION

A highly sought after location which falls into the catchment area for excellent schools including Lydgate Infant and Junior school, and Tapton Secondary School. There is easy access to the main city hospitals and two Universities while in the opposite direction you will find the beautiful open spaces of the Peak National Park. Sheffield City centre is less than 3 miles away, which has all of amenities you would expect of such a large vibrant city, while more locally there is a fantastic selection of shops found in Crosspool and Broomhill.

MATERIAL INFORMATION

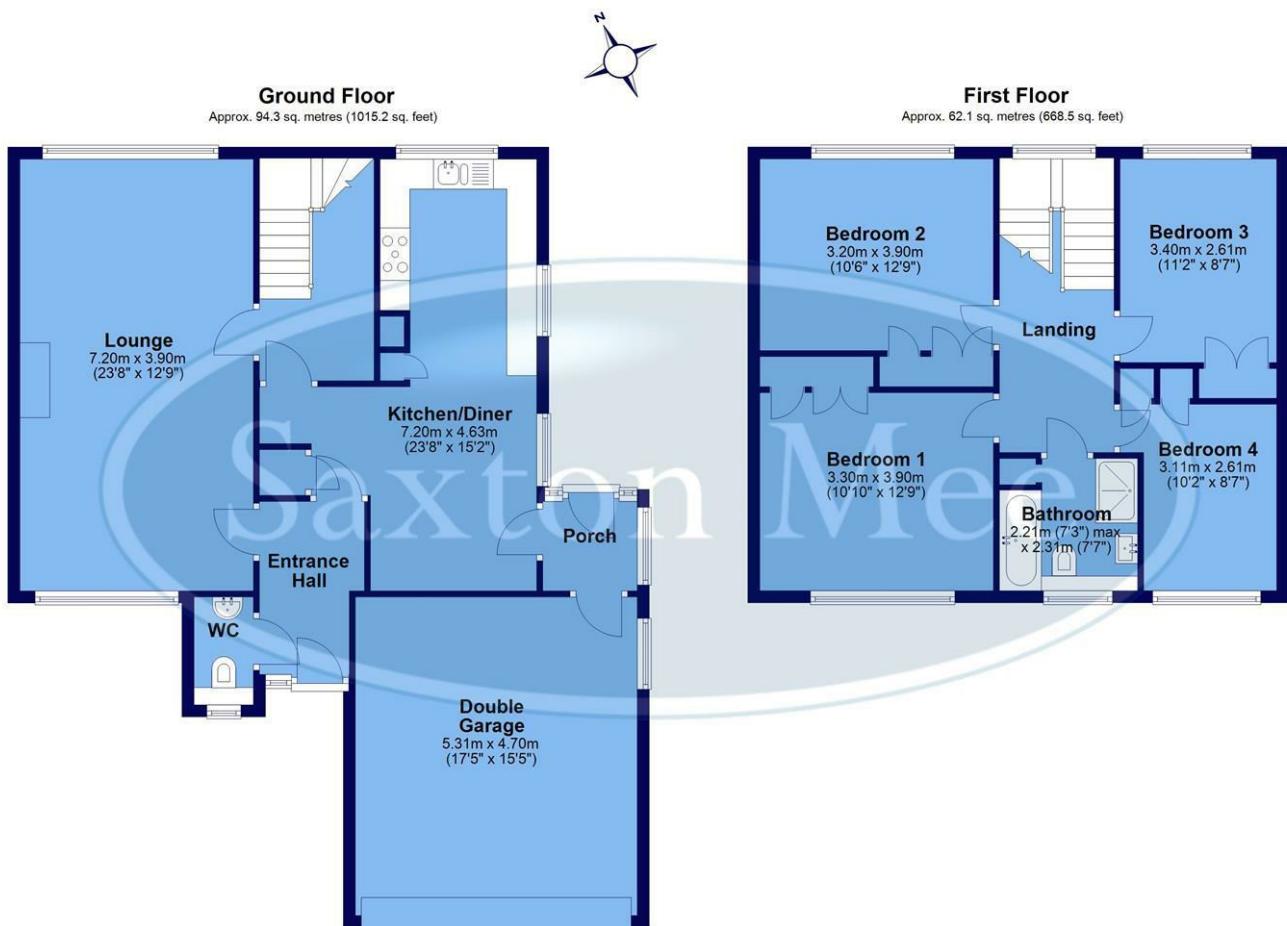
The property is Leasehold with a term of 200 years running from the 25th March 1966.

The property is currently Council Tax Band F.

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales