

Saxton Mee



Heavygate Road Crookes Sheffield S10 1QD
Offers Around £235,000

St Luke's
Sheffield's Hospice

Heavygate Road

Sheffield S10 1QD

Offers Around £235,000

**** WEST FACING REAR GARDEN ** FREEHOLD **** Benefitting from a larger than average garden and being well presented throughout is this superb three bedroom end of terrace property which is located in on the edge of Bole Hill, within the sought after area of Crookes S10. Enjoying a modern neutral décor throughout, the property would be ideal for a first time buyer or young family that would like to take advantage of the excellent school catchment.

On the ground floor the accommodation briefly comprises a small entrance hall, a lounge that has wood flooring and a useful understairs cupboard, and a kitchen diner which has bi-fold doors to the garden, a range of fitted kitchen cupboards and solid wood worktops.

The first floor features a larger double bedroom with a fitted cupboard to the front aspect, two further bedrooms to the rear aspect, and a well appointed bathroom that has a white suite with a shower over a bath.

- THREE BEDROOMS
- END OF TERRACE HOUSE
- EXCELLENT SIZED GARDEN
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- RESIDENTS CAR PARK
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- FREEHOLD / EPC D





OUTSIDE

There are private gardens to both the front and rear which include lawn areas, well established planted beds, and a patio area.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including the fabulous Crumb bakers, Just Natural green grocers, a post office, convenience store, and both a Sainsburys and a Co-Op. There is a good selection of pubs, restaurants and takeaways too. Easy access to Sheffield City Centre is provided via regular bus routes, and the road falls within the catchment area for Westways Primary School, and King Edward Secondary School.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

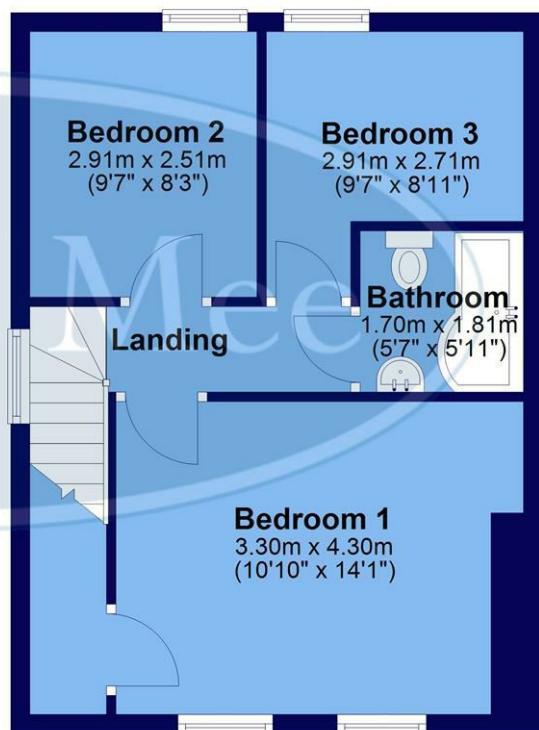
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.



Ground Floor



First Floor



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

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



[onTheMarket.com](#)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) plus A	86
B	64
C	64
D	64
E	64
F	64
G	64
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	Current Potential
(A) plus A	B
B	C
C	D
D	E
E	F
F	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales