

Saxton Mee



Sandygate Park Road Sandygate Sheffield S10 5TY
Offers Around £750,000

St Luke's
Sheffield's Hospice

Sandygate Park Road

Sheffield S10 5TY

Offers Around £750,000

**** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this deceptively spacious, five bedroom, three bathroom detached property located on a quiet, treelined road in the sought after location of Sandygate. Situated on this fabulous sized plot the property has impressive views, a lovely rear garden and benefits from off-road parking for several vehicles, a tandem garage and gas central heating.

In brief, the living accommodation comprises: enter through a front door into the large entrance hall with laminate floor, a downstairs WC/cloakroom and access into the lounge, dining room and the kitchen/breakfast room. The 21ft lounge has two sets of patio doors opening to the rear garden and filling the room with natural light, there is a gas fire and ceiling coving. The dining room is to the front aspect which could potentially be opened up to the kitchen to create a kitchen diner. The fully fitted kitchen has shaker style doors, Amtico flooring, and a range of integrated appliances including a fridge, dishwasher, microwave, and a Range cooker. A door leads into a rear porch which is useful for shoes etc.

From the entrance hall, a staircase rises to the spacious landing area that currently allows for a study area. Access to all five bedrooms and the main family bathroom. The master bedroom has impressive views and an ensuite shower room that has underfloor heating. Three further double bedrooms, with one having fitted wardrobes and one having an ensuite shower room, the fifth bedroom which would take a single bed or be a perfect nursery. The recently replaced family bathroom has a white suite consisting of a free standing bath, separate shower enclosure, towel rail, and is partially tiled.

- FIVE BEDROOM, THREE BATHROOM FAMILY HOME
- SOUGHT AFTER LOCATION
- FABULOUS SIZED PLOT
- POTENTIAL TO IMPROVE
- DECEPTIVELY SPACIOUS
- IMPRESSIVE VIEWS
- OFF ROAD PARKING FOR SEVERAL VEHICLES & TANDEM GARAGE
- DOWNSTAIRS WC & CLOAKROOM
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- FREEHOLD





OUTSIDE

There is a drive to the front of the house which leads to a tandem garage, and further off road parking to the side of the property which is accessed off Sandygate Park Crescent. The gardens to the rear attract a surprising amount of sun and natural light, with two flat lawn areas, a paved patio, and planted beds which have a variety of well established plants, shrubs and small trees.

LOCATION

Sandygate Park Road is an extremely sought-after road, well-served by local shops and amenities in Crosspool, Ranmoor, and Fulwood, highly regarded local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Chris Spooner

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. 200.7 sq. metres (2160.3 sq. feet)

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 (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F21-F8)	F
(G1-G9)	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
(F21-F8)	F
(G1-G9)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales