

Saxton Mee



Stannington View Road Crookes Sheffield S10 1SS
Offers Around £300,000

St Luke's
Sheffield's Hospice

Stannington View Road

Sheffield S10 1SS

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****IMPRESSIVE VIEWS**STONE FRONTED**BEAUTIFULLY PRESENTED**** This fabulous three bedroom, stone fronted mid terraced house is located on a popular residential road within the sought after area of Crookes S10. Well presented throughout with a perfect blend of period features together with modern fittings, the property enjoys impressive rural views to the rear, and further benefits from a superb landscaped garden which has no through access from neighbouring properties. On the ground floor the accommodation briefly comprises a lounge to the front aspect that has a period style radiator, original ceiling coving, and a coal effect gas fire that has a feature surround, and an open plan dining kitchen which has stripped floorboards, a traditional style fitted cupboard, and a multi fuel log burner. The kitchen area has a range of high gloss fitted units, with contrasting worktops and an integrated electric oven with a gas hob. On the first floor there is a double bedroom to the front aspect that has engineered oak flooring, a fitted wardrobe, and an understairs cupboard, a single bedroom to the rear aspect that has fitted storage, and a well appointed bathroom that has a 'P' shaped bath with a shower over, WC, wash hand basin with a vanity unit, and a heated towel rail. From the landing area, stairs lead to a further double bedroom that has a dormer window to the rear which takes full advantage of the superb views, and stripped wooden floors.

- STONE FRONTED MID TERRACE
- SOUGHT AFTER LOCATION
- IMPRESSIVE VIEWS TO REAR
- WELL PRESENTED THROUGHOUT
- KITCHEN DINER WITH OFF SHOT
- SOME PERIOD FEATURES
- WELL APPOINTED BATHROOM
- PRIVATE LANDSCPAED GARDEN
- GOOD SCHOOL CATCHMENT
- SUPERB LOCAL AMENITIES





OUTSIDE

To the front the property is set back from the pavement by way of a small private garden area, small stone wall and a privet hedge. At the rear is an impressive landscaped private garden which features a paved patio area, planted beds, a brick built out-building, and has no-through access for neighbouring houses.

LOCATION

Stannington View Road is a popular residential road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

MATERIAL INFORMATION

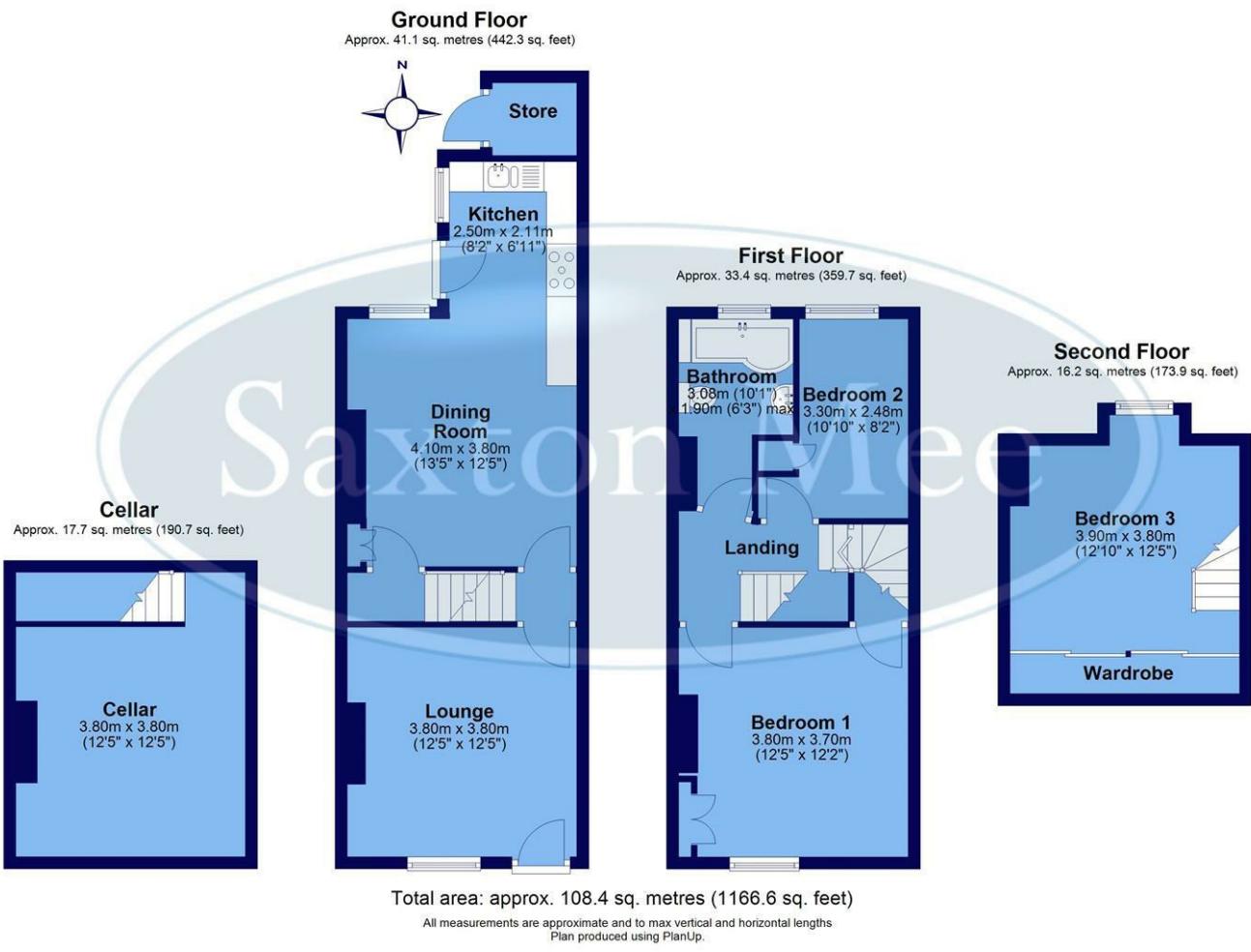
The property is Leasehold with a term of 800 years running from the 25th December 1898.

The property is currently Council Tax Band B.

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.



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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
(B9-B9)	C
(D5-D4)	D
(E9-E4)	E
(F1-F8)	F
(G1-G9)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	81

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(E9-E4)	E
(F1-F8)	F
(G1-G9)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	55