



Rosa Road Crookesmoor Sheffield S10 1LZ
Offers Around £210,000

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Offered for sale with NO ONWARD CHAIN is this three-bedroom terraced property, ideally positioned within the highly sought-after area of Crookesmoor, S10. Well placed for access to Sheffield's universities, parks, main city hospitals and the wide range of shops, cafés and amenities available locally, the property represents an excellent opportunity for both owner-occupiers and investors.

Formerly used as a rental property, the accommodation is presented in fair condition throughout, whilst offering scope for cosmetic updating and personalisation. The property benefits from gas central heating.

The vendor has advised that they hold documentation relating to the property's previous letting arrangements and Article 4 requirements. Prospective purchasers should satisfy themselves, through their solicitor and the relevant local authority, as to the property's planning status, compliance and suitability for any intended letting use, as this documentation has not been verified by the selling agent.

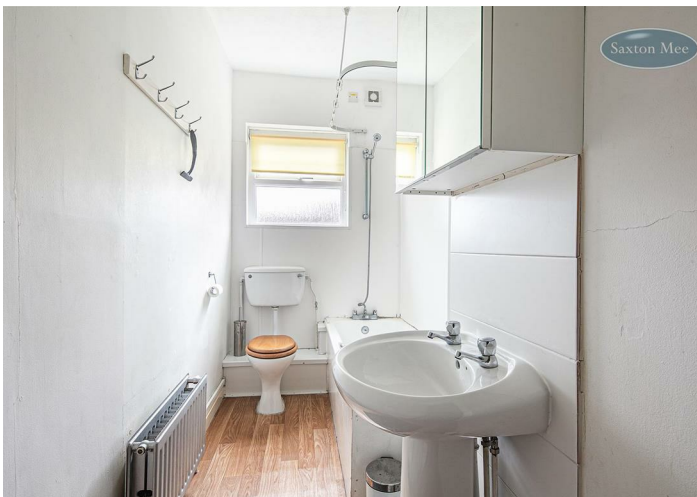
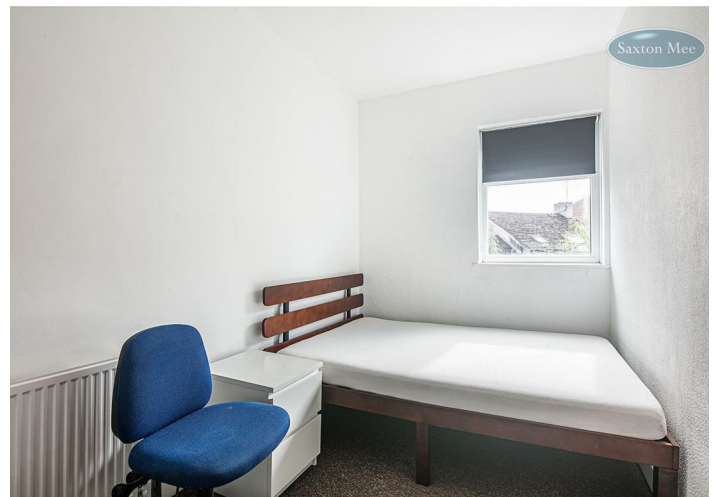
A front-facing lounge, which offers flexible accommodation is currently utilised as an additional bedroom. A separate dining room provides access to the cellar.

To the rear is an off-shot kitchen fitted with a range of wall and base units with contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven with four-ring hob and extractor above. The kitchen also houses the wall-mounted gas boiler and has a rear entrance door providing access outside. An external WC built onto the side of the kitchen provides useful additional storage.

The principal bedroom is a generously proportioned double room overlooking the front of the property. Bedroom two is a double room positioned to the rear. The bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin. The large attic bedroom, with great views of the city, provides useful additional accommodation and benefits from a large storage cupboard.

- NO ONWARD CHAIN
- THREE-BEDROOM TERRACED PROPERTY
- SOUGHT-AFTER CROOKESMOOR, S10 LOCATION
- EXCELLENT INVESTMENT POTENTIAL
- PREVIOUSLY USED AS A RENTAL PROPERTY (Sheffield City Council SNUG CERTIFIED)
- SCOPE FOR COSMETIC IMPROVEMENT
- FLEXIBLE GROUND-FLOOR ACCOMMODATION
- CONVENIENT FOR UNIVERSITIES & HOSPITALS
- GAS CENTRAL HEATING
- REAR GARDEN WITH POTENTIAL TO ENCLOSE





OUTSIDE

Outside, the property benefits from a rear garden providing useful outdoor space and storage. The garden offers scope for a purchaser to enhance and personalise the area to suit their requirements, whether for seating, entertaining or general recreational use.

LOCATION

Situated in this extremely popular area of Crookesmoor, in close proximity to Weston Park and Crookes Valley Park with excellent local amenities including Sainsbury's supermarket, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. The area benefits from regular bus routes and link roads to the motorway network. The property is also perfectly positioned for access to the City Centre, main City Hospitals and various University campuses.

MATERIAL INFORMATION

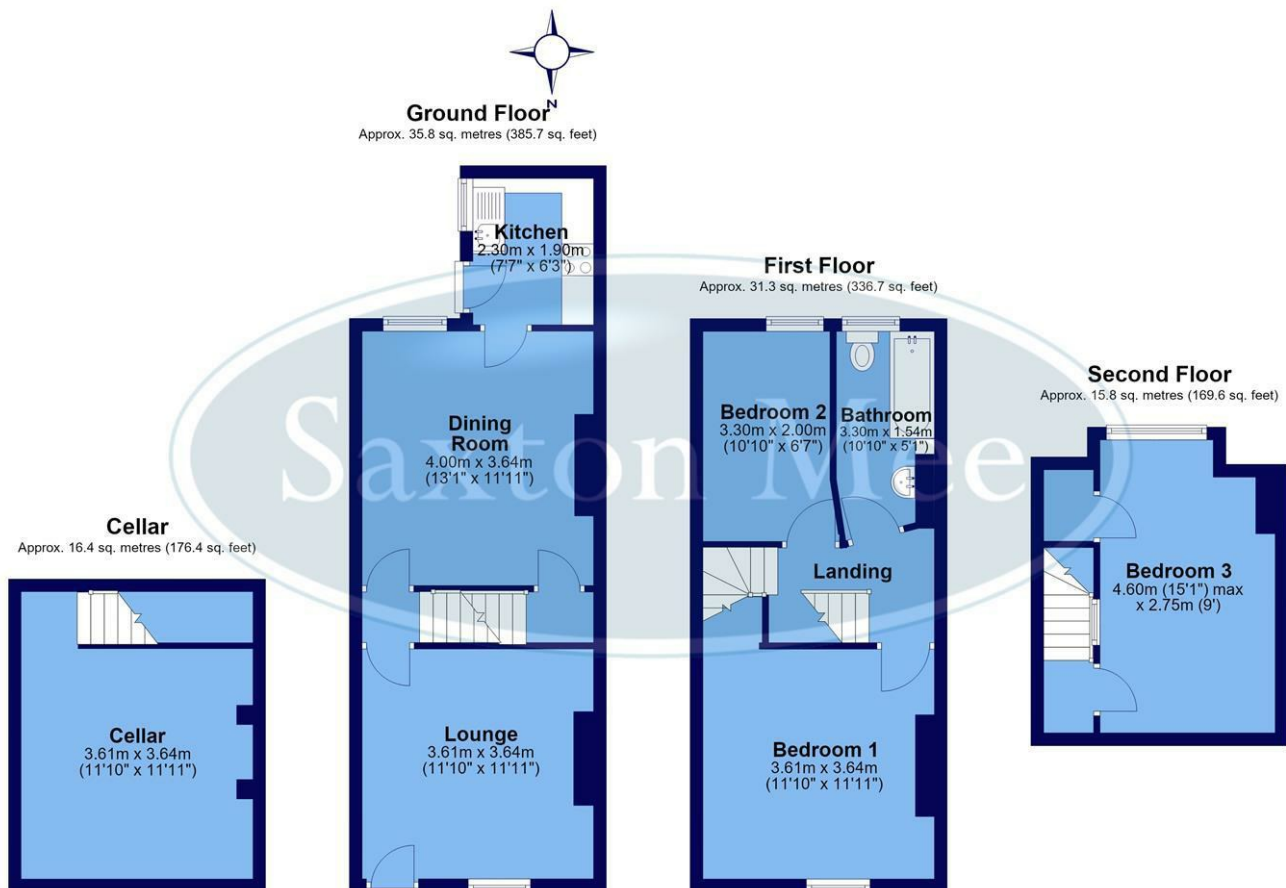
The property is Leasehold with a term of 800 years running from the 25th March 1902 (675 years remaining).

The property is currently Council Tax Band A.

VALUER

Chris Spooner MNAEA

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. 99.3 sq. metres (1068.5 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	