



Heavygate Road Crookes Sheffield S10 1QA
Guide Price £200,000

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GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** Offered for sale with no chain is this three bedroom mid terrace which is located in on the edge of Bole Hills, within the sought after area of Crookes S10. The property would be ideal for a first time buyer or young family that would like to take advantage of the excellent school catchment.

Set over three levels, the living accommodation briefly comprises: enter via an entrance door into the lounge with a front window and a feature fireplace. A door then opens into the inner lobby with access to the dining room which in turn has access to the cellar and kitchen. The kitchen has a range of units with a contrasting worktop which incorporates the double sink. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher. There is a rear entrance door and dual aspect windows.

From the inner lobby, a staircase rises to the first floor landing with access to two bedrooms and the bathroom. The principal double bedroom is to the front aspect and has storage under the stairs. Bedroom two is to the rear aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin, complemented with a chrome towel radiator.

A further staircase rises to the second floor and attic bedroom three with two Velux windows.

- THREE BEDROOM MID TERRACE
- LOUNGE & DINING ROOM
- KITCHEN
- CELLAR
- REAR GARDEN
- POPULAR RESIDENTIAL AREA
- EXCELLENT SCHOOL CATCHMENT
- AMENITIES & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- FREEHOLD/NO CHAIN





OUTSIDE

To the front, steps lead to the entrance door. To the rear is a garden with a patio.

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

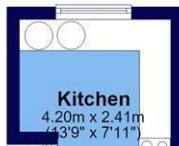
Chris Spooner ANAEA

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Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



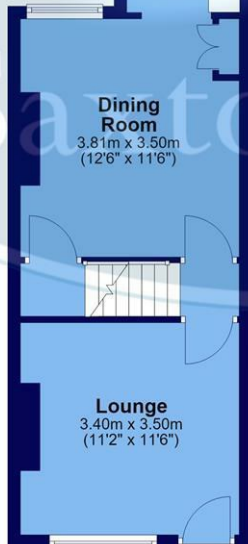
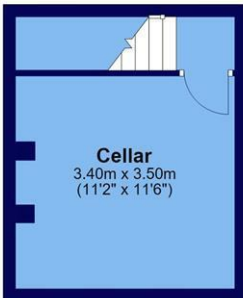
Second Floor

Approx. 12.6 sq. metres (136.0 sq. feet)



Cellar

Approx. 15.2 sq. metres (163.7 sq. feet)



Total area: approx. 94.4 sq. metres (1016.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		68	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-34)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		66	78
England & Wales		EU Directive 2002/91/EC	