

Saxton Mee



Longfield Road Crookes Sheffield S10 1QW
Offers Around £200,000



Longfield Road

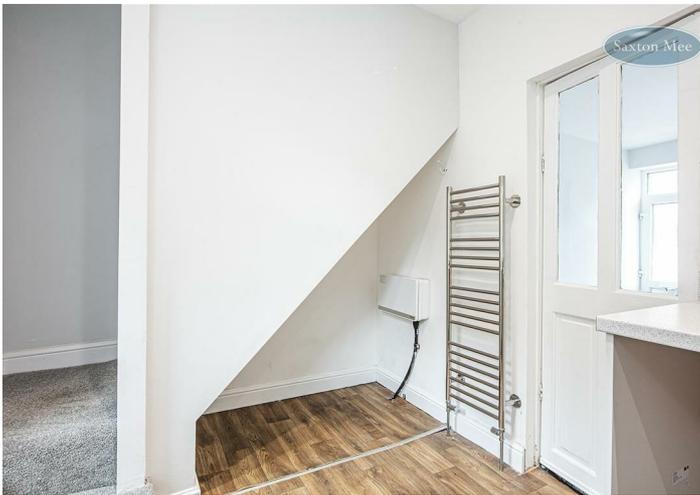
Sheffield S10 1QW

Offers Around £200,000

**** NO CHAIN ** PRIVATE SOUTH FACING GARDEN **** Located in this popular residential area within easy reach of amenities, schools and Sheffield City Centre is this stone built, two bedroom terrace property which enjoys a private, south facing rear garden and benefits from a modern kitchen and shower room, uPVC double glazing and gas central heating. Neutrally decorated throughout, the living accommodation briefly comprises front entrance door which opens into the lounge with a front facing uPVC window allowing natural light. A door then opens into the kitchen which has a range of contemporary wall and base units providing ample storage. A contrasting work top incorporates the circular stainless steel sink with mixer tap and the gas hob with extractor above. Integrated appliances include an electric oven along with space for a fridge and plumbing for a washing machine. There is a wall mounted modern upright radiator, spotlights to the ceiling and wood effect vinyl flooring. A rear entrance door opens to the rear garden and and there is a useful open area beneath the stairs. A staircase rises to the first floor landing with access into the two bedrooms and the shower room. The master double bedroom is front facing. The second bedroom is to the rear of the property and could be used as a home office/study. The well-appointed shower room is fully tiled with a white suite, including shower cubicle, wash basin and a low flush WC set in a combination unit. There is a ladder towel radiator, wood effect vinyl flooring, spot lights and extractor fan.

- VIEWING IS A MUST!
- IDEAL FIRST HOME OR FOR THOSE LOOKING TO DOWNSIZE
- WELL PRESENTED THROUGHOUT WITH NEUTRAL DECOR
- SOUTH FACING REAR GARDEN
- TWO BEDROOM TERRACE
- FANTASTIC LOCATION
- AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear of the property is a private south facing garden which includes a small enclosed courtyard with cupboard for useful storage. The garden is divided by a dry stone wall and steps which lead to a further raised garden area with timber shed.

LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all close-by making this an ideal spot for consultants, hospital workers, and University staff.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years, with 676 years remaining.
The property is Council Tax Band A.

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.



Ground Floor

Approx. 22.3 sq. metres (240.2 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.4 sq. feet)



Total area: approx. 45.2 sq. metres (486.6 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	90	63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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		