

# Saxton Mee

Saxton Mee



Slayleigh Delph Fulwood Sheffield S10 3RZ  
Offers Around £725,000

**St Luke's**  
Sheffield's Hospice

# Slayleigh Delph

Sheffield S10 3RZ

Offers Around £725,000

Located in a very quiet position within the highly sought after area of Fulwood is this beautifully presented and deceptively spacious five-bedroom, two bathroom detached property which enjoys a low maintenance garden and benefits from a driveway, a garage, timber double glazed windows and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises front door which opens into the entrance hall with access to a downstairs WC and storage cupboard. There is access into the lounge and the kitchen/diner. The generous dual aspect bay window lounge is bright and airy, while the focal point is the multi-fuel stove. Sliding doors then open into the conservatory perfect for enjoying the views over the rear garden. The spacious open plan fitted kitchen has a generous range of wall, base and drawer units. A contrasting granite worktop incorporates the sink, drainer along with the four ring hob with extractor above. Integrated appliances include an electric oven, microwave and dishwasher. There is utility off which has housing and plumbing for a washing machine and houses the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into three well proportioned bedrooms and the main family bathroom. The master is a fantastic size with ample space for furniture and the added advantage of an en suite shower room with WC and wash basin. Bedroom two has fitted wardrobes. The modern bathroom is fully tiled and includes a free-standing bath, WC and wash basin set in a vanity unit.

A further staircase rises to the second floor landing which has an airing cupboard and access into two further double bedrooms. Bedroom five has fitted storage and a Velux window.

- SPACIOUS, FIVE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- DOWNSTAIRS WC & UTILITY
- FANTASTIC KITCHEN/DINER, SUPERB LOUNGE & GARDEN ROOM
- AMPLE OFF-ROAD PARKING & DETACHED GARAGE
- LOW MAINTENANCE GARDENS





**OUTSIDE**

To the front of the property is a lawn garden. A driveway to the side provides ample off road parking and in turn leads to the detached garage with an electric door. There is a low maintenance enclosed rear garden including a lawn and a patio area, providing the perfect outdoor space for relaxing or entertaining.

**LOCATION**

Fulwood and nearby Ranmoor offer a wide range of shops, bars and restaurants with highly regarded schools, both state and independent, nearby. You can enjoy lovely walks through green spaces, including Forge Dam, Endcliffe and Bingham parks, all within a short distance along with the Peak National Park. Transport links are excellent and include key bus routes into the city centre. The property is in an ideal spot for those looking to locate close to the city's hospitals and universities.

**MATERIAL INFORMATION**

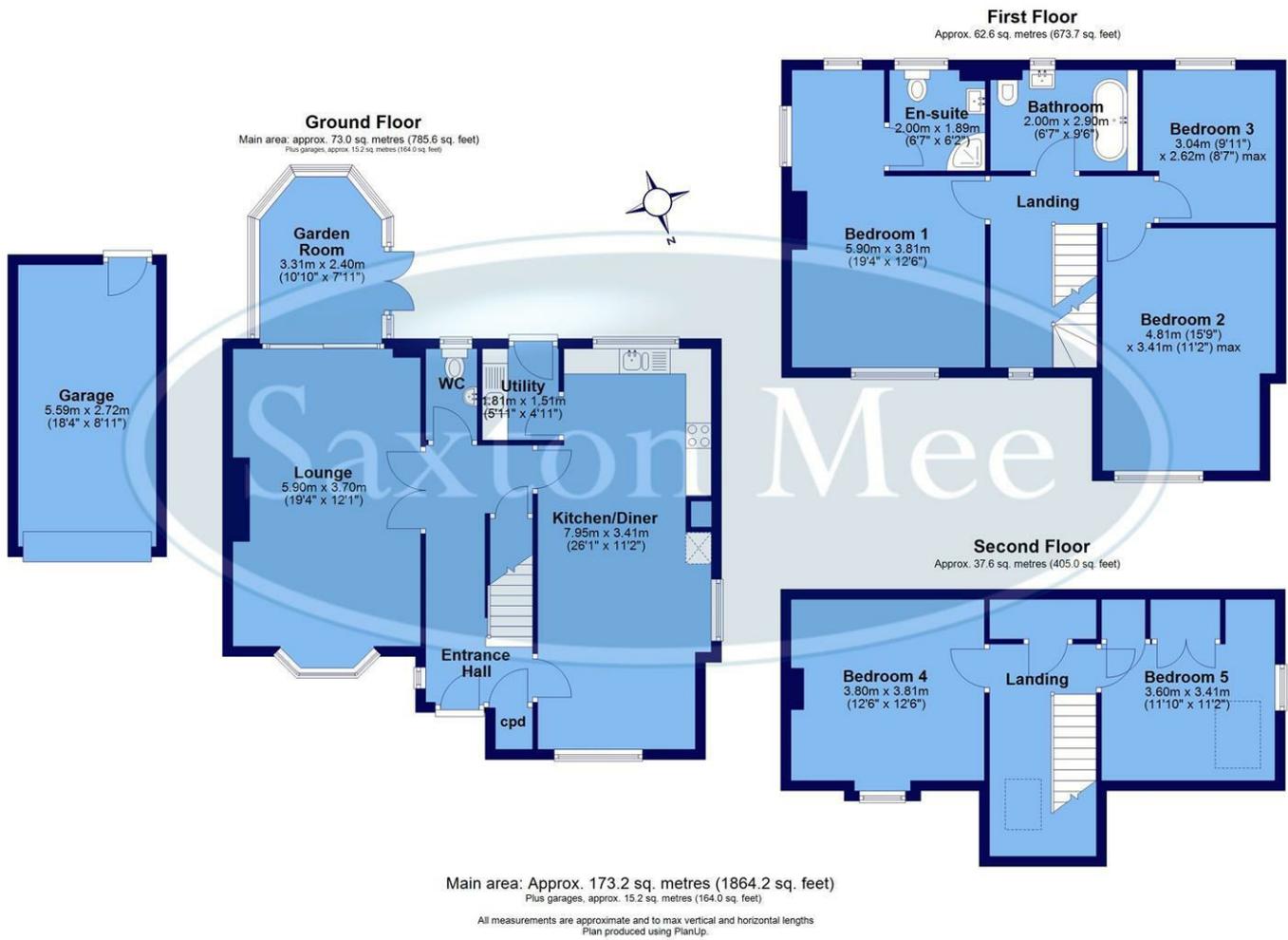
The property is Freehold and currently Council Tax Band F.

**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.

# Saxton Mee



**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](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91) <b>A</b>	(92 plus) <b>A</b>	(81-91) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>