

**Bradley Street Crookes Sheffield S10 1PB**  
**Offers Around £265,000**



## Bradley Street

Sheffield S10 1PB

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Located on a quiet road within the highly sought after area of Crookes, is this well presented two/three bedroom, stone fronted, mid terraced house. Enjoying well proportioned rooms, the property has a modern/contemporary décor throughout and further benefits from a private garden to the rear which has no through access from neighbouring properties.

In brief the accommodation on the ground floor includes a bay windowed lounge to the front aspect that has original ceiling coving, and a feature fireplace with an electric stove; and an open plan kitchen diner which features a range of high gloss units with a gas hob and electric oven.

On the first floor there is a double bedroom to the front which has a fitted cupboard with built-in shelving, a second bedroom to the rear aspect, and a well appointed bathroom that has a white suite with a shower over.

From the landing area, stairs lead to a further attic style room which has fitted wardrobes, access to eaves storage, and a Velux window.

- STONE FRONTED MID TERRACE
- TWO/THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- WELL PRESENTED THROUGHOUT
- ENCLOSED GARDEN WITH NO THROUGH ACCESS
- CONTEMPORARY BATHROOM SUITE
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES
- DOUBLE GLAZED/GAS CENTRAL HEATING







## OUTSIDE

A stone wall and gate encloses the front forecourt with a small pleasant garden. A gate opens to the rear, where you will find a low maintenance private garden that has no through access from neighbouring properties. It features a paved patio area, planted beds, and access to a secure brick-built outbuilding.

## 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 Leasehold with a term of 800 years running from the 25th March 1897.  
The property is currently Council Tax Band A.

## VALUER

Chris Spooner ANAEA

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.

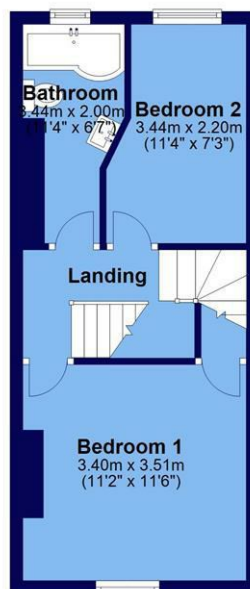
## Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



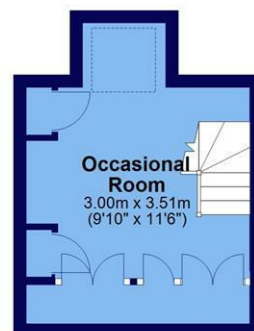
## First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



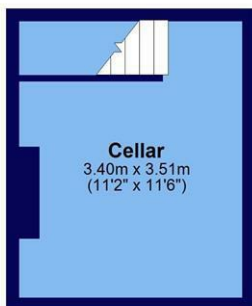
## Second Floor

Approx. 14.3 sq. metres (154.0 sq. feet)



## Cellar

Approx. 15.2 sq. metres (163.8 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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