



**Bradley Street Crookes Sheffield S10 1PB**  
**Offers Around £250,000**

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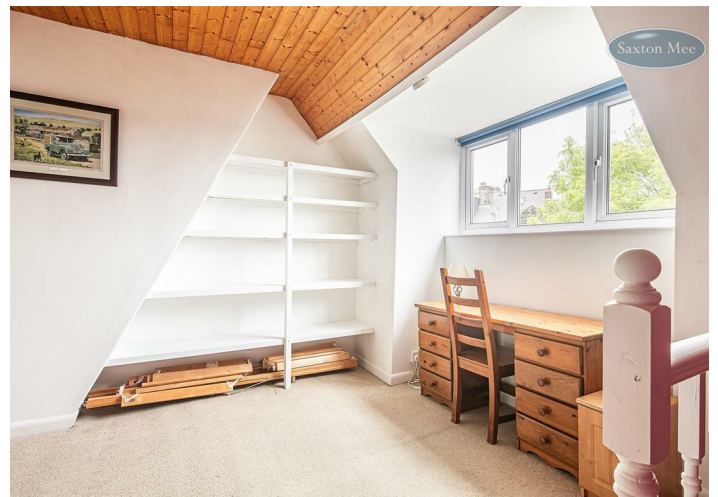
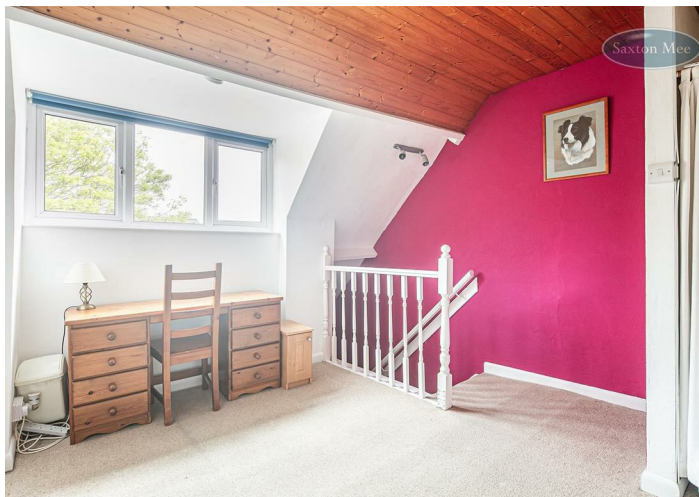
**\*\* NO ONWARD CHAIN \*\* POPULAR LOCATION \*\* PRIVATE GARDEN TO REAR**  
**\*\*** This superb stone built two double bedroom mid terraced house is located on a quiet residential road in the popular area of Crookes S10 which enjoys a private rear garden and benefits from gas central heating and a gas combi boiler. Offered to the open market with no onward chain, the property has been well maintained, and is well presented throughout, while offering exciting potential for the house to be cosmetically updated to your own personal style.

On the ground floor the accommodation briefly comprises a lounge to the front aspect which has a coal effect gas fire with feature surround, a picture rail, and a timber double glazed mock sash window. To the rear aspect is a kitchen which has a range of pine cupboards, space for free standing appliances, trap door access to the cellar, and a stable door to a garden room/conservatory.

The first floor has a double bedroom to the front that has a stripped floor boards, a spacious bathroom to the rear that has a white suite including bath with overhead shower, WC, wash basin and a useful cupboard, and from the landing area stairs lead to an attic style double bedroom that features a dormer window and built in shelving.

- NO ONWARD CHAIN
- STONE BUILT TERRACE
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN TO REAR
- WELL PRESENTED THROUGHOUT
- QUIET RESIDENTIAL ROAD
- POPULAR LOCATION
- EXCELLENT AMENITIES
- POTENTIAL TO IMPROVE
- IDEAL FIRST TIME BUY





**OUTSIDE**

The property is set well back from the pavement by way of a small private planted garden, a stone wall and fir trees. At the rear is a delightful private garden that has no-through access from neighbouring properties which comprises a paved patio, a timber shed, and planted beds with a wide variety of well established plants and shrubs.

**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 29th September 1895 (669 years remaining). The property is currently Council Tax Band A.

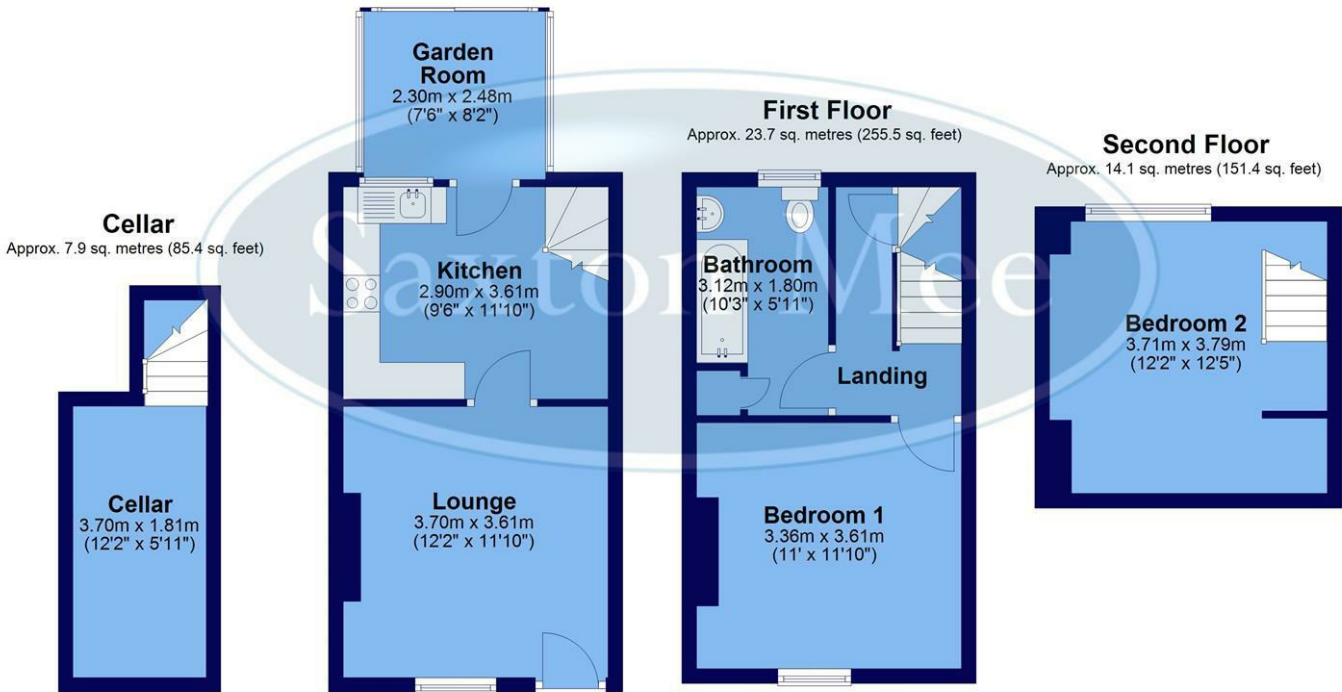
**VALUER**

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. 30.1 sq. metres (324.3 sq. feet)



**Total area: approx. 75.9 sq. metres (816.6 sq. feet)**

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	