

Saxton Mee



Yeomans Road Upperthorpe Sheffield S6 3JD
Offers Around £170,000

St Luke's
Sheffield's Hospice

Yeomans Road

Sheffield S6 3JD

Offers Around £170,000

**** NO CHAIN ** IN NEED OF UPDATING ** IDEAL FIRST TIME BUY ****
Offered to the open market with no onward chain is this two/three bedroom mid terraced house which is located on a quiet cul-de-sac, near to a host of excellent amenities. The property offers exciting potential to be updated and renovated to a modern standard, although it already benefits from gas central heating and UPVC double glazed windows.

Including the useful cellar space, the overall floor space measures nearly 1200 square feet which on the ground floor briefly comprises a bay windowed lounge to the front aspect, and an open plan dining kitchen.

On the first floor there is a double bedroom to the front aspect which enjoys lovely views, and a room which could potentially be used as a bedroom that leads into a well appointed shower room.

From the landing area, stairs lead to a further double bedroom in the attic space which has a Velux window.

- NO ONWARD CHAIN
- MID TERRACED HOUSE
- TWO/THREE BEDROOMS
- DOUBLE OFF SHOT TO REAR
- IN NEED OF UPDATING
- PRIVATE YARD TO REAR
- QUIET CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES





OUTSIDE

To the rear of the property is a small low maintenance yard which has a planted bed and access to a brick outbuilding. It would be possible to fence the yard off to make it more private as there is no through access for neighbouring properties. The front of the property is set back from the pavement by way of a small private area. Opposite the property is a small open space which has a grass area and wooded area which is council owned and maintained.

LOCATION

Yeomans Road is positioned just off Daniel Hill via Cleveland Street in the popular area of Uppertorpe which is convenient for some excellent amenities including local shops, regular public transport and a Tesco supermarket. It's also a handy location for easy access to the City Centre as well as the Universities and Hospitals.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1900. 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.



Total area: approx. 105.4 sq. metres (1134.2 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	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	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91)	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	