

Sandygate Road Sandygate Sheffield S10 5UE  
Offers Around £415,000



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**\*\* FREEHOLD \*\*** An exciting opportunity has arisen to purchase this Grade II listed stone built, detached two bedroom house which is a landmark building within the popular area of Sandygate. The property pleasingly retains some wonderful original features such as detailed architraves above doors, stone mullions and benefits from the recent installation of Accoya double glazed windows. The home's prime location between the city and the beautiful Peak District is also sure to impress. Situated within excellent school catchment areas, it enjoys a close proximity to the universities and main hospitals and frequent bus services to the city centre.

Briefly the accommodation on the ground floor comprises an entrance hall which leads to an impressive spiral staircase and has access into the lounge. The lounge has ceiling coving, a stone fireplace and a log burning stove, which is the focal point of the room. A door then opens into the kitchen/diner which has space for a dining table/chairs, and a range of fitted units with a Butler sink, an electric oven, electric hob, fridge, and a dishwasher.

From the entrance hall, a spiral staircase rises to the first floor landing with access into the two double bedrooms and the bathroom. The master bedroom to the rear aspect has ceiling coving and built-in wardrobes. Double bedroom two also has ceiling coving and period style radiators. The bathroom has a white four piece suite that includes a separate shower enclosure, bath, WC and wash basin.

- GRADE II LISTED
- LANDMARK BUILDING
- CONVENIENT LOCATION
- STONE BUILT, TWO DOUBLE BEDROOM DETACHED PROPERTY
- LOUNGE WITH THE ORIGINAL STONE MULLION WINDOWS & FIREPLACE
- LOW MAINTENANCE GARDENS
- BATHROOM WITH FOUR PIECE SUITE
- SOUGHT AFTER LOCATION
- AMENITIES CLOSE BY
- WELL REGARDED SCHOOLS







## OUTSIDE

Outside there is a paved patio area, lawn area, and planted beds.

## LOCATION

Sandygate Road is an extremely sought-after road, well-served by local shops and amenities in Crosspool, Ranmoor, and Fulwood, surrounded by highly regarded local schools, with an array of recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

## VALUER

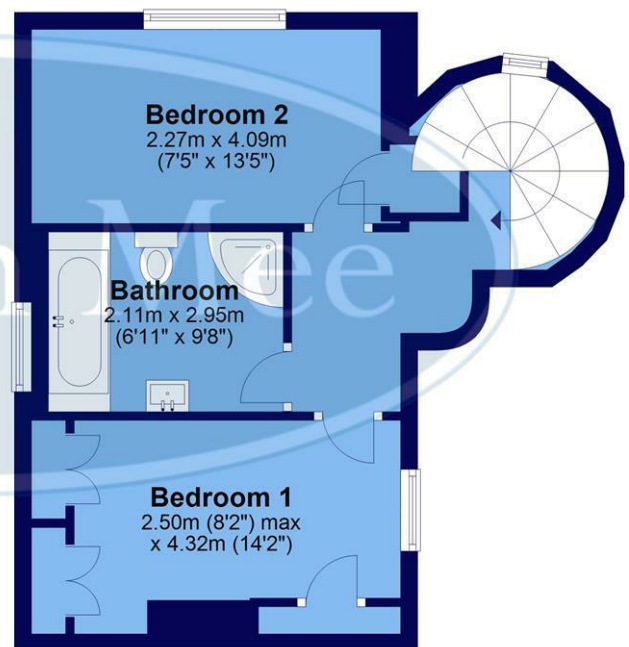
Chris Spooner

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.

Approx. 38.2 sq. metres (411.6 sq. feet)



Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)

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

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