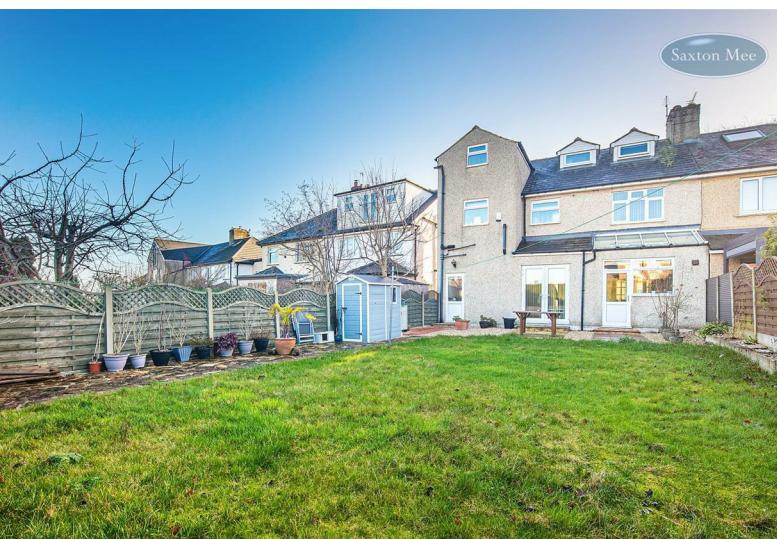


Saxton Mee



**Sandygate Road Crosspool Sheffield S10 5RZ**  
**Offers In The Region Of £525,000**

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

# Sandygate Road

Sheffield S10 5RZ

**Offers In The Region Of £525,000**

Viewing is essential to appreciate the accommodation on offer of this effectively extended, four bedroom, two reception room, two bath/shower room semi-detached family home. The property enjoys a fabulous sized rear garden and benefits from a driveway providing off-road parking for two cars, occasional room, uPVC double glazing and gas central heating. Situated in this sought after location with excellent amenities and good school catchment.

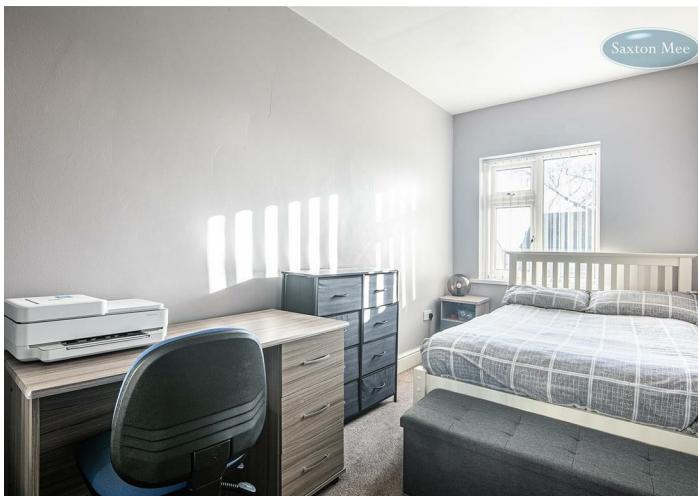
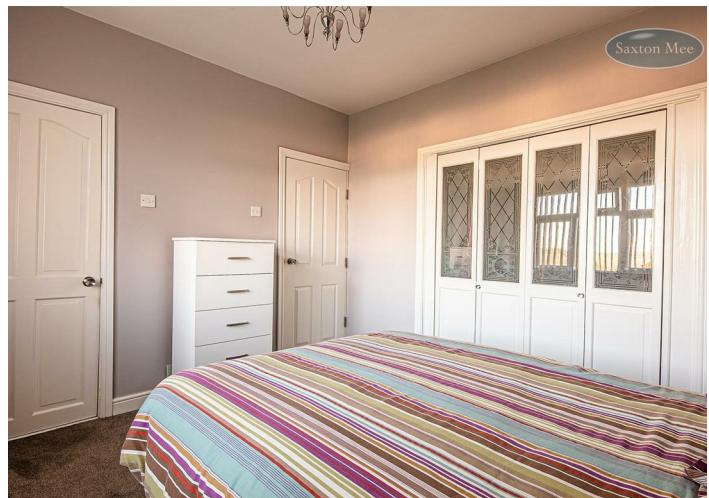
Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with a downstairs WC and access into the breakfast kitchen, lounge/sitting room and a utility/storage room. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a five ring hob with extractor above. Double doors open into a dining room/second reception room with a bay window allowing natural light. The lounge/sitting room has double doors opening onto the rear garden. The utility/storage room has a range of units with a worktop which incorporates the sink and drainer, along with plumbing for a washing machine space for a fridge freezer and houses the gas boiler. There is access to both the front and rear.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the family bathroom. The principal has fitted storage and the added benefit of an en suite shower room with WC and wash basin. The family bathroom has a four piece suite including shower enclosure, bath, WC and wash basin.

From the landing, a staircase rises to the second floor with a large occasional room.

- EXTENDED SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS AND OCCASIONAL ROOM
- TWO BATH/SHOWER ROOMS
- OFF ROAD PARKING FOR TWO CARS
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- GOOD SCHOOL CATCHMENT
- EXCELLENT AMENITIES
- DOWNSTAIRS WC
- FABULOUS SIZED GARDEN





## OUTSIDE

To the front of the property is a driveway providing off-road parking for two cars. To the rear is a fabulous sized rear garden with a lawned area and a patio.

## 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 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B1)	B
(B2-B2)	C
(D5-D4)	D
(D9-D4)	E
(F1-F3)	F
(G1-G2)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B1)	B
(B2-B2)	C
(D5-D4)	D
(D9-D4)	E
(F1-F3)	F
(G1-G2)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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