

Saxton Mee



**Hands Road Crookes Sheffield S10 1NB**  
**Offers Around £220,000**

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

# Hands Road

Sheffield S10 1NB

Offers Around £220,000

**\*\* FREEHOLD \*\* NO CHAIN \*\* PRIVATE REAR GARDEN \*\*** Situated on this quiet residential road is this stone fronted, two double bedroom mid terrace property which benefits from no third party access over the rear, uPVC double glazing and gas central heating. There are excellent local amenities close-by including shops, bars, restaurants and good public transport links to the City Centre, central hospitals and universities. Neutrally decorated throughout the well presented living accommodation briefly comprises front composite entrance door which opens into the lounge which has a front window allowing natural light, attractive wooden floor and a feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner which has a range of units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, plumbing for a washing machine and space for an under-counter fridge. There is a table/butchers block with chairs, a pulley maid and a rear entrance door. Access to the cellar. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master to the rear has attractive wood flooring and an under stair storage cupboard. Double bedroom two to the front again has a wooden floor, built-in shelving and cupboards. The bathroom comes with a three piece suite including bath with electric shower, heated towel rail, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- CELLAR
- LOUNGE & A KITCHEN/DINER
- QUIET RESIDENTIAL ROAD
- AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





## OUTSIDE

To the rear is a private garden which has paved patios, planted beds and a timber shed.

## LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

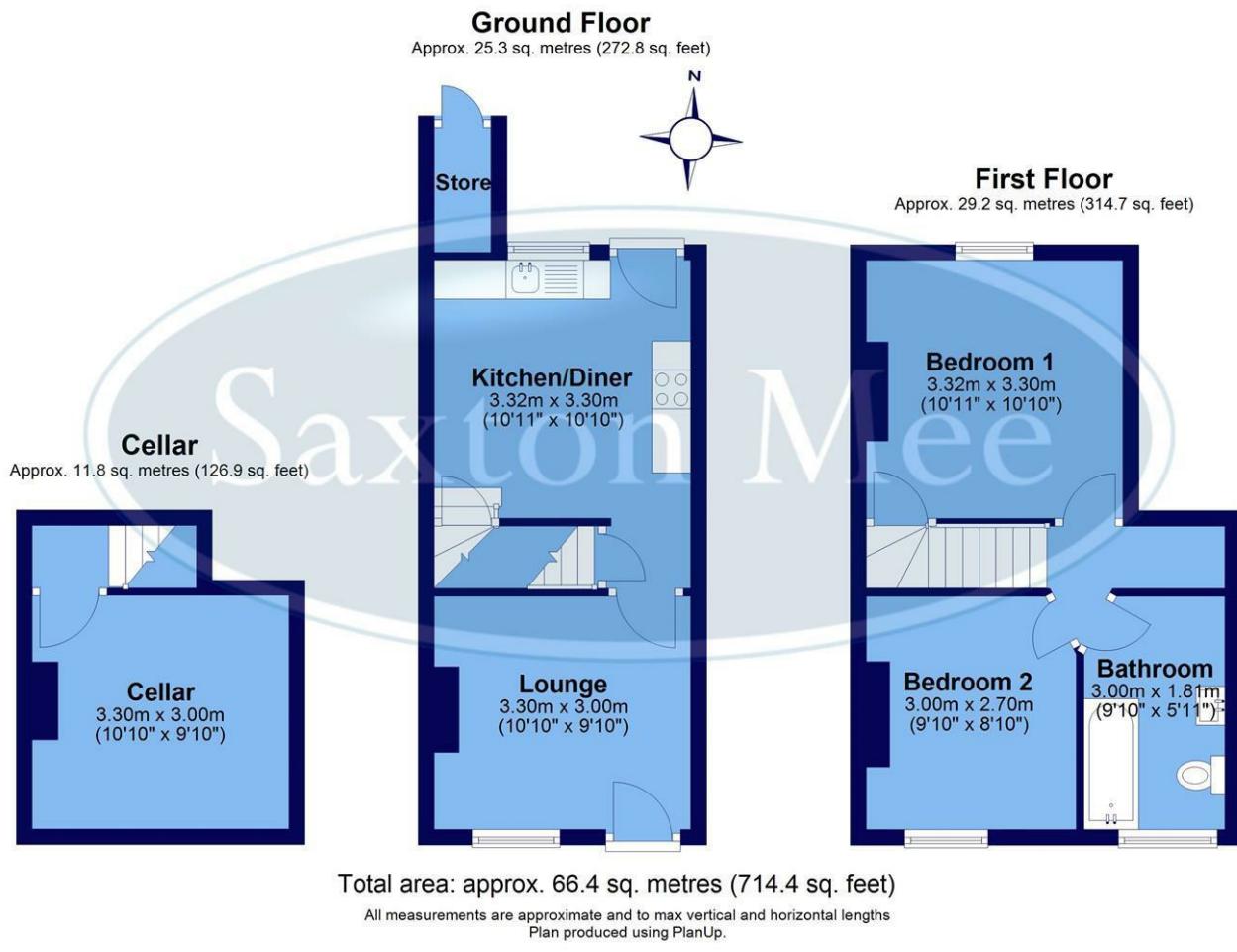
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## 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.



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Hillsborough  
Stocksbridge**

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

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	77
England & Wales	55

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	77
England & Wales	55