

Saxton Mee



Bole Hill Lane Sheffield S10 1SB
Offers In Excess Of £195,000

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**** NOT TO BE MISSED! **** For sale with **NO ONWARD CHAIN** is this incredibly charming and well presented two bedroom stone built mid-terrace located at the very heart of bustling Crookes and within a stones throw of the Bole Hills. The property has uPVC double glazed windows throughout as well as gas fired central heating with recently installed bespoke radiators throughout. Briefly, the living accommodation comprises: lounge to the front with space for an electric fire with surround. To the rear is a kitchen/diner with a range of tasteful fitted units, space for a cooker, washing machine and fridge/freezer. First floor: bedroom one to the front with fitted wardrobes and the family bathroom with a suite comprising bath with shower over, wash hand basin and W.C. A further staircase rises to the attic bedroom with eaves storage and velux windows flooding the room with natural light.

- TWO DOUBLE BEDROOMS
- BURSTING WITH CHARM AND CHARACTER
- DELIGHTFUL COTTAGE STYLE KITCHEN/DINER
- CELLAR IDEAL FOR STORAGE
- SOUGHT AFTER LOCATION
- SITUATED RIGHT BY THE BOLE HILLS
- EXCELLENT TRANSPORT LINKS
- VAST RANGE OF LOCAL AMENITIES





OUTSIDE

To the rear is a courtyard style garden with NO NEIGHBOUR ACCESS ACROSS, mainly paved with ample space to sit out and a brick built store.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to Sheffield City Centre, Universities and central hospital.

VALUER

Lewis T. Hughes MNAEA

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. 78.6 sq. metres (845.6 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		85	57
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	