



**School Road Crookes Sheffield S10 1GR**  
**Offers In Excess Of £230,000**

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

# School Road

Sheffield S10 1GR

**Offers In Excess Of £230,000**

For sale with NO ONWARDS CHAIN and situated in the heart of the popular area of Crookes is this stone and bay fronted, three bedroom, end of terrace with off road parking for a small car to the front. The property has recently undergone a full scheme of re-decoration and is finished to a good standard with uPVC double glazed windows and gas fired central heating. Briefly, the accommodation comprises: bay windowed lounge to the front with newly fitted carpet. Dining room with cellar head and access to the cellar, ideal for the storage. The focal point of the room is a log burning stove housed within the chimney breast. Off shot kitchen having a range of modern white units at wall and base level. Integrated cooker with hob and extractor. Space for a fridge, dishwasher and washing machine. Housing for the boiler. First floor: two generously proportioned bedrooms and a modern shower room with W.C, wash basin and shower enclosure. A further staircase rises to the attic bedroom three which benefits from an array of natural light from the large dormer window.

- NO CHAIN
- THREE GOOD SIZED BEDROOMS
- OFF STREET PARKING
- COURTYARD GARDEN
- RECENTLY RE-DECORATED
- MODERN KITCHEN AND BATHROOM





## OUTSIDE

To the front is a paved area, ideal for providing off road parking for a small car having a dropped curb. Access down the side of the property enters into the rear courtyard and patio, which currently houses the large garden shed (available within the sale via separate negotiation). If removed, the shed area would provide a further patio, making an excellent space for sitting out and hosting guests.

## 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.

## 342 School Road



**Approx. Gross Internal Floor Area 1108 sq.ft / 102.86 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onTheMarket.com)

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

| Energy Efficiency Rating                                   |           |
|--|-----------|
| Very energy efficient - lower running costs<br>(A2 plus) A | Current   |
| (B1-B1) B  | Potential |
| (B2-B2) C  | 79        |
| (D3-D4) D  |           |
| (E5-E6) E  | 43        |
| (F1-F2) F  |           |
| (G1-G2) G  |           |
| Not energy efficient - higher running costs                |           |
| EU Directive 2002/91/EC                                    |           |
| England & Wales  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |           |
|--|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(A2 plus) A | Current   |
| (B1-B1) B  | Potential |
| (B2-B2) C  |           |
| (D3-D4) D  |           |
| (E5-E6) E  |           |
| (F1-F2) F  |           |
| (G1-G2) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |           |
| EU Directive 2002/91/EC  |           |
| England & Wales  |           |