

Saxton Mee



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Heavygate Road Crookes Sheffield S10 1QA
Guide Price £195,000



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GUIDE PRICE £195,000-£200,000 ** FREEHOLD ** Ideal for the discerning purchaser to put their own stamp on is this stone fronted, three bedroom mid-terrace enjoying stunning panoramic views over central Sheffield and Parkwood Springs. The property benefits from uPVC double glazed windows and gas fired central heating throughout. Briefly, the accommodation comprises: Lounge to the front. Inner lobby with stairs rising to the first floor. Cellar head and in turn the cellar which is ideal for storage otherwise ripe for conversion subject to the relevant permissions being obtained. Dining room which in turn connects the off shot kitchen having a range of wall, drawer and base units, integrated dishwasher and washing machine, oven and electric hob above with extractor, fridge/freezer and a sink with mixer tap. First floor: Two good sized bedrooms and the family bathroom with wash hand basin, W.C, bath and shower above. A further staircase rises to the attic bedroom three.

- STUNNING VIEWS
- FREEHOLD
- THREE GOOD SIZED BEDROOMS
- CLOSE TO A WIDE RANGE OF AMENITIES
- EXCELLENT REGULAR TRANSPORT LINKS
- EXCELLENT SCHOOL CATCHMENT
- EXTREMELY POPULAR AREA





OUTSIDE

To the rear is a courtyard style garden with small raised lawn area and ample space to sit out, with space for a range of potted plants. In addition there is a brick built store room.

LOCATION

Situated in the extremely popular area of Crookes with excellent local amenities including Co-op, Sainsbury's and Asda 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. Vast outdoor space close by at the Bole Hills.

ADDITIONAL INFORMATION

Tenure: Freehold.
Council Tax Band: A.

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.

Ground Floor
Approx. 31.0 sq. metres (333.8 sq. feet)



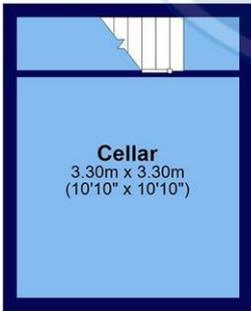
First Floor
Approx. 33.1 sq. metres (356.0 sq. feet)



Second Floor
Approx. 15.3 sq. metres (164.8 sq. feet)



Cellar
Approx. 13.8 sq. metres (148.9 sq. feet)



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

**Crookes
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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		
		89	59
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		
		52	89
England & Wales		EU Directive 2002/91/EC	