

# Saxton Mee



**Netherfield Road Crookes Sheffield S10 1RB**  
**Offers In Excess Of £275,000**

## Netherfield Road

Sheffield S10 1RB

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Situated in this sought after location with spectacular views across the Bole Hills and beyond is this immaculately presented and effectively extended, three bedroom end townhouse with off road parking in Crookes, Sheffield 10. The property benefits from uPVC double glazed windows and gas fired central heating, as well as a CCTV system. Briefly, the accommodation comprises: entrance lobby with stairs rising to the first floor. Lounge to the front with log burning stove and feature surround with space to house the tv inset within the chimney breast. The breakfasting kitchen is simply stunning having a range of wall, drawer and base units and central island with stylish quartz worktops and brick effect back splash above. Integrated appliances include a washing machine, dishwasher, fridge/freezer, oven and hob with extractor above. Downstairs cloakroom/W.C. French doors lead onto the courtyard style garden. First floor: Three good sized double bedrooms, with two benefiting from fitted sliding wardrobes. The shower room is modern and stylish in its appearance with wash basin, W.C, towel radiator and large walk in shower cubicle. Loft space ideal for storage.

- STUNNING INTERIOR
- OFF ROAD PARKING
- LEASEHOLD
- CLOSE TO THE BOLE HILLS
- EXCELLENT LOCATION





## OUTSIDE

To the front a gated driveway provides ample off street parking for one vehicle and further on street parking is plentiful. Stunning views over the Bole Hills and surrounding countryside. A rear Chelsea style courtyard garden provides a delightful space to sit out and relax with ample space for garden furniture and a range of potted plants. There are no neighboring rights of access across the rear garden, making it both child and pet friendly.

## LOCATION

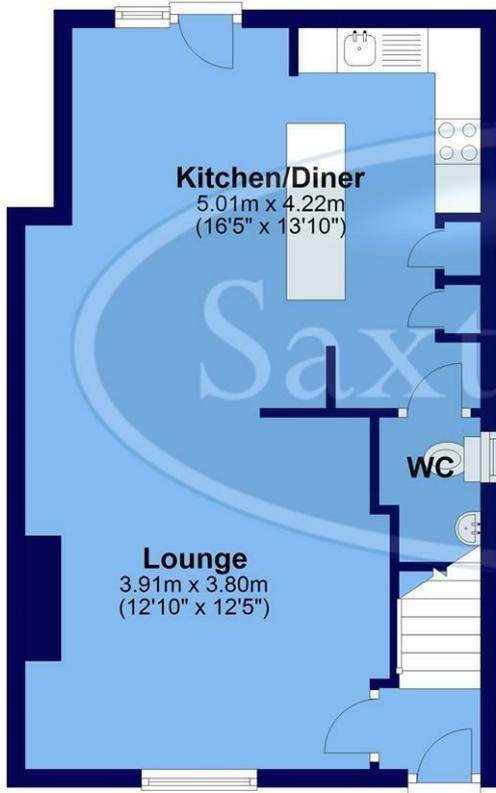
Situated on a quiet family road adjoining Bole Hill park, in the extremely popular area of Crookes with excellent local amenities including Co-op, Sainsbury's and Asda Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to Sheffield City Centre, Universities and central hospital.

## VALUER

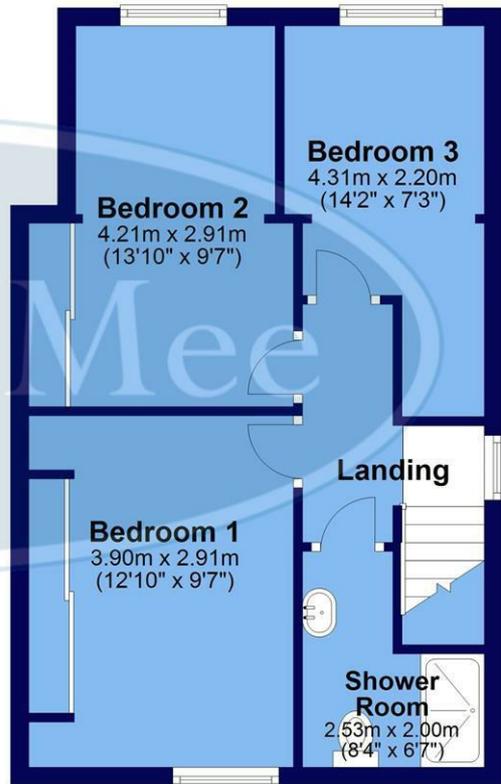
Lewis T. Hughes MNAEA

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. 40.1 sq. metres (432.1 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	86
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		69	85
	EU Directive 2002/91/EC		