

Saxton Mee



Bole Hill Lane Crookes Sheffield S10 1SB
Guide Price £320,000

St Luke's
Sheffield's Hospice

Bole Hill Lane

Sheffield S10 1SB

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GUIDE PRICE £320,000-£340,000 ** NO CHAIN ** FREEHOLD ** Situated on this substantial elevated plot with breathtaking, far reaching views is this spacious three bedroom end townhouse located right by the Bole Hills in the popular area of Crookes. The property has double glazed windows throughout set in a mix of hardwood and uPVC casings and gas fired central heating. Briefly, the accommodation comprises: welcoming entrance hallway with storage under the stairs. Large through lounge/diner with dual aspect windows and feature fireplace. Separate kitchen having a range of traditional wooden units at wall and base level. Integrated double oven. Gas hob. Space for appliances under counter including a fridge, freezer and washing machine. A door leads onto the rear garden. First floor: Two double bedrooms, the master benefitting from bespoke fitted wardrobes with sliding fronts installed by Sharps. Spacious bedroom three, previously used as a home office by the owners. The family bathroom has a well maintained suite of bath with shower above, wash hand basin and W.C. From the bright and spacious landing is access to the loft space via a pull down ladder which is boarded with light and power, forming an ideal storage solution and ripe for conversion (STPP).

- OFF ROAD PARKING
- GARAGE AND PARKING
- STUNNING PANORAMIC VIEWS
- LARGE GARDENS
- SOUGHT AFTER LOCATION
- EARLY VIEWING ADVISED





OUTSIDE

The property enjoys mature gardens with lawn and planted borders to the side, front and rear with seating areas conveniently positioned to encapsulate the spectacular views. To the front is a single garage with up/over door and a driveway off road parking. From the rear, a pathway leads to a further parking space.

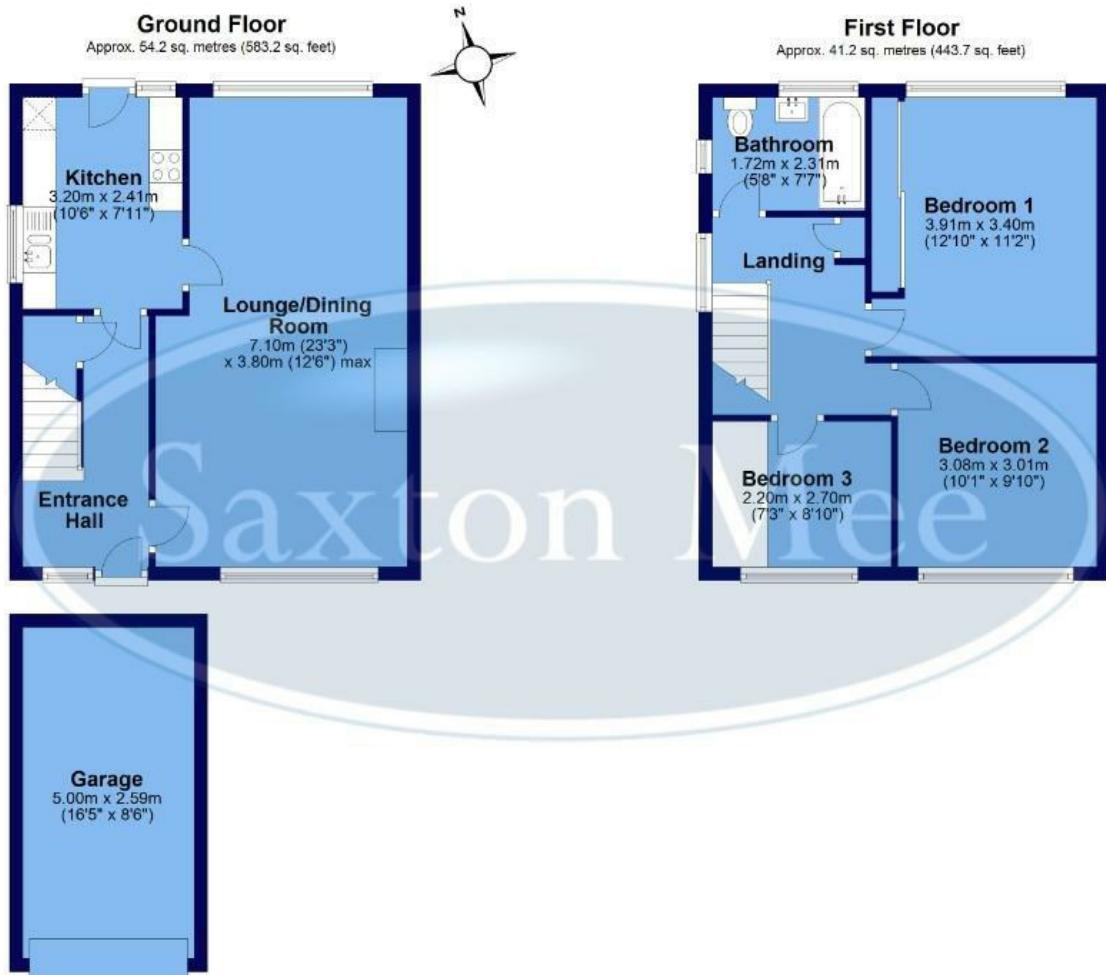
LOCATION

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	82
(B1-B1) B	69
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	
(B1-B1) B	
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC