

Saxton Mee



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Cobden View Road Crookes Sheffield S10 1HT
Guide Price £220,000

St Luke's
Sheffield's Hospice

Cobden View Road

Sheffield S10 1HT

Guide Price £220,000

GUIDE PRICE £220,000-£230,000 Situated in the heart of Crookes is this most spacious and well presented three bedroom mid-terrace. The property benefits from an attractive courtyard garden to the rear, gas central heating and uPVC double glazing. Newly installed entrance doors to the front and rear. Briefly the living accommodation comprises: an entrance door opens into the lounge with attractive wooden flooring and cast iron stove inset into the chimney breast. A large front bay window fills the room with natural light. Kitchen/diner having a modern range of wall, base and drawer units. Space for a Range cooker with extractor above. Ample space for a table and chairs. Access to the cellar being of similar size to the lounge. Access to the separate and useful utility with housing and plumbing for a washing machine and tumble dryer, wall mounted gas boiler and space for fridge freezer. First floor: Double bedroom one benefiting from fitted furniture. Good size single bedroom three. Bathroom with a white three piece suite and comprising bath with overhead shower, WC and wash basin. Second floor: superb attic bedroom benefiting from a Velux window.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- THREE BEDROOMS
- WELL PRESENTED ACCOMMODATION
- DELIGHTFUL REAR COURTYARD





OUTSIDE

A front forecourt sets the property back from the road. To the rear is a delightful, gravelled courtyard perfect for enjoying outside dining and the summer sun.

LOCATION

The property is situated in the extremely popular residential area of Crookes which boasts supermarkets, shops, post office chemist etc. Regular public transport. Easy access to Sheffield city centre, central Hospitals and Universities.

Valuer

Lewis 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. 39.4 sq. metres (423.7 sq. feet)



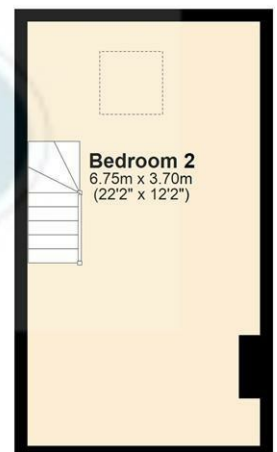
First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



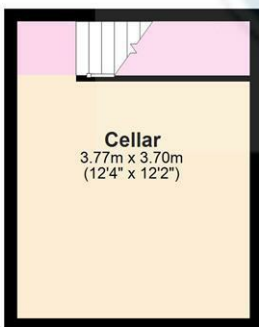
Second Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Cellar

Approx. 17.5 sq. metres (188.3 sq. feet)



Total area: approx. 115.0 sq. metres (1238.1 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate. Yorkshire EPC & Floor Plans Ltd. Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
82-91 (A)	86	82-91 (A)	84
69-81 (B)	63	69-81 (B)	56
55-68 (C)		55-68 (C)	
41-54 (D)		41-54 (D)	
27-40 (E)		27-40 (E)	
13-26 (F)		13-26 (F)	
1-12 (G)		1-12 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC