

Saxton Mee



Palgrave Road Sheffield S5 8GT  
Guide Price £120,000

St Luke's  
Sheffield's Hospice

# Palgrave Road

Sheffield S5 8GT

**Guide Price £120,000**

GUIDE PRICE £120,000-£130,000 \*\* FREEHOLD \*\* OFF-ROAD PARKING \*\*

Positioned in a prime location with nearby public amenities and a short walk from great local schools is this two double bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a gated driveway providing off-road parking, a downstairs WC, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises side composite door which opens into the entrance hall with access into the well proportioned lounge which has a large front window allowing natural light, a gas fire and under stair storage/pantry. A door then opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, washing machine, fridge and the wall mounted gas combination boiler. Space for a table and chairs, rear composite entrance door and access into the downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the two bedrooms and a wet room. The master is a good sized double with two storage cupboards and space for furniture. Double bedroom two is to the rear aspect.

- GATED DRIVEWAY PROVIDING OFF-ROAD PARKING
- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS WC
- WET ROOM
- FULLY ENCLOSED REAR GARDEN
- EASY ACCESS TO THE CITY CENTRE & M1 MOTORWAY
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- FREEHOLD





## OUTSIDE

To the front of the property is a gated driveway providing off-road parking. To the rear is a fully enclosed garden which has a lawn, patio and a garden shed.

## LOCATION

Situated close to an excellent range of local amenities, schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield City Centre, Meadowhall Shopping Centre, Rotherham, Barnsley, public transport links, nearby train station and walking distance to the local park.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Greg Ashmore 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.



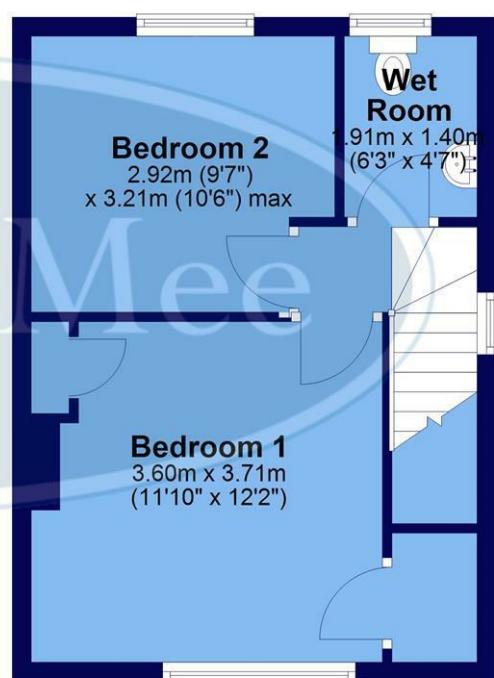
## Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



## First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	81