

Saxton Mee

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Yew Lane Sheffield S5 9AS
Guide Price £210,000



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**** FREEHOLD ** NO CHAIN **** Situated on this admirable plot benefiting from ample off-road parking and a good sized rear garden is this three bedroom semi detached property which also benefits from a downstairs WC, a brick built outbuilding, uPVC double glazing and gas central heating.

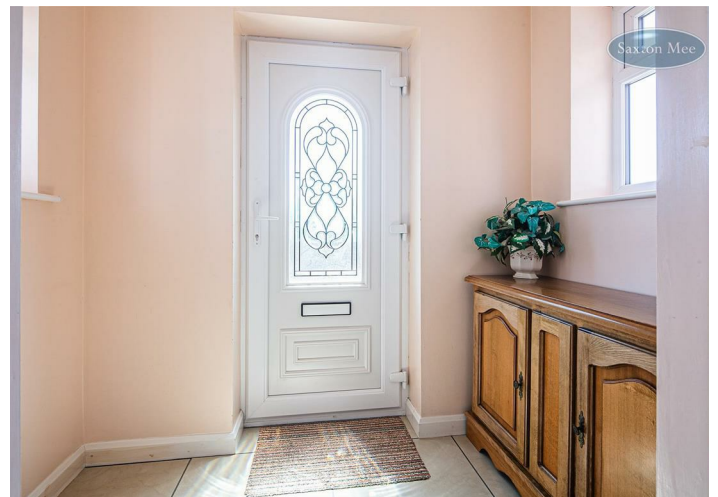
Situated just a stones throw away from Ecclesfield village, which is ideally located close to schools and amenities along-with transport links into Sheffield City Centre, as well as access to the M1 motorway close-by.

The living accommodation briefly comprises: enter via a uPVC entrance into the extended porch with a uPVC door opening into the entrance hall with under stair storage cupboards and a downstairs WC. From the entrance hall, there is access into the lounge and the kitchen. The well proportioned lounge has a front window and uPVC doors with fitted blinds. The electric fire set in an attractive fireplace is the focal point of the room. The kitchen has a modern and contemporary range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, fridge, washing machine and a four ring hob with extractor above. There is also a side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard which houses the modern combination gas boiler and access into a loft space, the three bedrooms and the bathroom. The main double bedroom has a built-in wardrobe. Double bedroom two is to the rear aspect. Bedroom three is to the front. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOMS
- AMPLE OFF-ROAD PARKING
- GOOD SIZED REAR GARDEN
- WELL PROPORTIONED LOUNGE WITH uPVC FRENCH DOORS
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- FREEHOLD / NO CHAIN
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- CLOSE TO AMENITIES & SCHOOLS





OUTSIDE

Double gates open to a driveway providing ample off-road parking. Access to the enclosed low maintenance rear garden which is laid to patio. Brick built outbuilding with electric.

LOCATION

Ecclesfield is a popular location, as it offers transport links into Sheffield City Centre, as well as access to the M1 motorway close by. The area has many schools and supermarkets, as well as pubs and the countryside on it's doorstep.

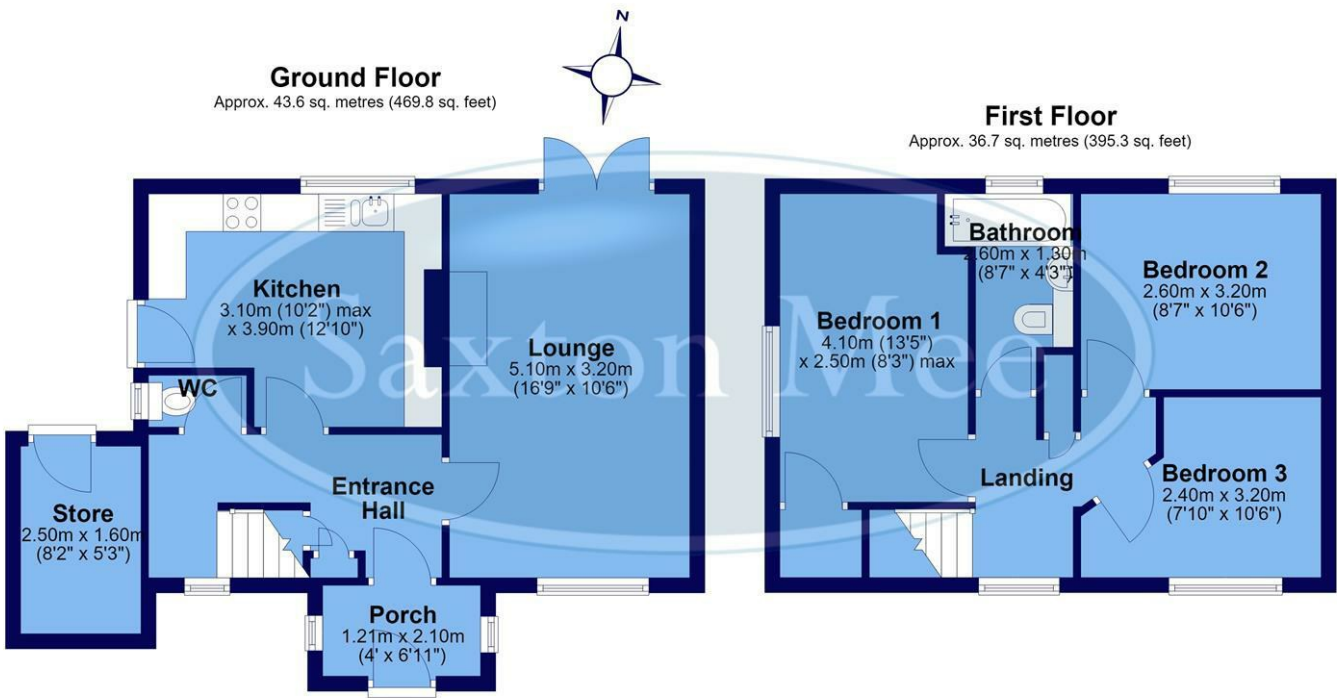
MATERIAL INFORMATION

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.



Total area: approx. 80.4 sq. metres (865.1 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A		Very environmentally friendly - lower CO ₂ emissions 92-101 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	75		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC