



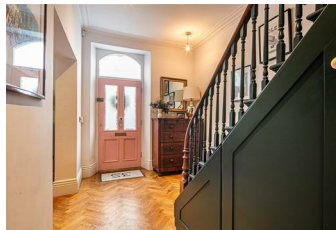
Spencer.

35, Aldred Road, Crookes, S10 1PD

Buy —  
a substantial and stylish four bedroomed  
stone semi detached house in Crookes

— from *Spencer.*

- Superb family stone built semi detached house
- With four large bedrooms and accommodation over four floors
- Off street parking at the front
- Large open plan living dining kitchen with superb units and integrated appliances
- Stylish interiors with some original features and reclaimed parquet floors
- Enclosed rear courtyard garden
- EPC Graded D - Council Tax
- Excellent school catchment, double glazing, and gas fired central heating
- Basement laundry room with separate WC
- Internal inspection highly recommended



£550,000







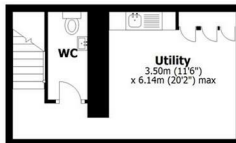




# Floorplan

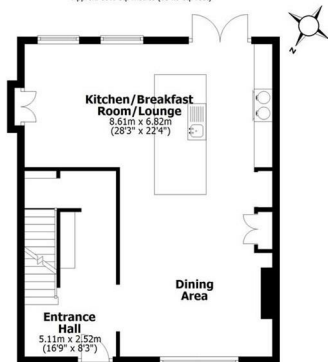
## Basement

Approx. 21.9 sq. metres (235.9 sq. feet)



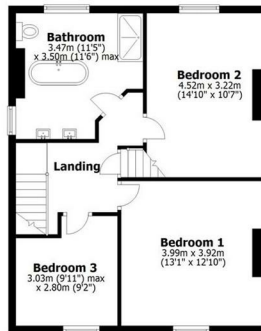
## Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



## First Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



## Second Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 170.1 sq. metres (1831.0 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans, Ltd  
Plan produced using Planitp.

**Spencer.**

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