79, Brooklands Crescent, Sheffield, S10 4GF

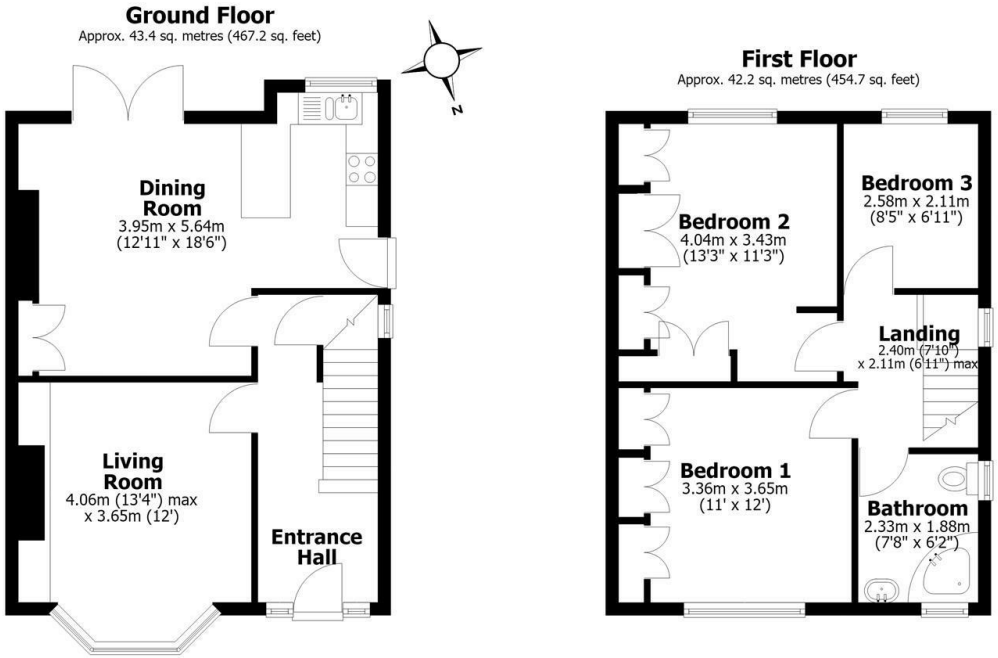
79, Brooklands Crescent

Sheffield, S10 4GF

Description

A traditionally attractive, 1920's semi detached property that represents a super opportunity for the next owners to renovate to meet their requirements. The property is situated on the desirable south facing side of the road and must be one, of only a handful, that haven't seen major works in recent years. It is suggested that due to the depth of the plot, there is plenty of room for extending if required (subject to regs). With 922 square feet of accommodation, over two floors, including a knocked through dining kitchen this property has a lovely feel throughout. The location is first class, a short walk away from the excellent local amenities in Fulwood Village which include bus services into town and also ideally placed for highly regarded schooling for all age groups.

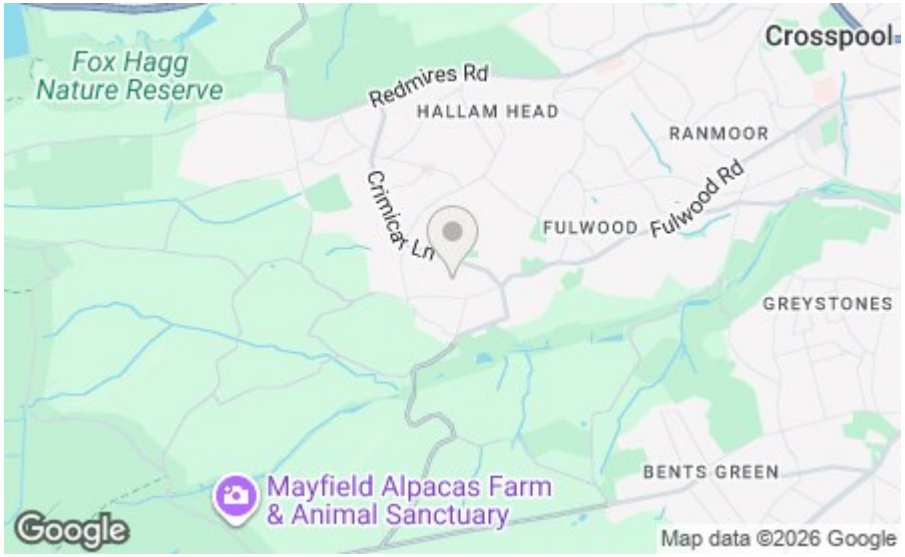
- ELR Premium sale - Buyers fees of £595 including VAT apply.
- Three bedrooms including two with fitted wardrobes.
- Open plan dining kitchen overlooking the lovely rear garden.
- Living room with bay window.
- Entrance hall with storage cupboard.
- Pretty gardens to both the front and rear including a large rear garden which enjoys a southerly facing orientation.
- Off road parking for at least two cars.
- No onward chain.
- 800 year lease at an annual grounf rent of £6.17.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of D65.



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

All measurements are approximate
For Identification purposees only
Yorkshire EPC & Floor PLans Ltd
Plan produced using PlanUp.

79 Brooklands Crescent



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

EADON LOCKWOOD & RIDDLE
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.