



207, Lydgate Lane, Sheffield, S10 5FQ

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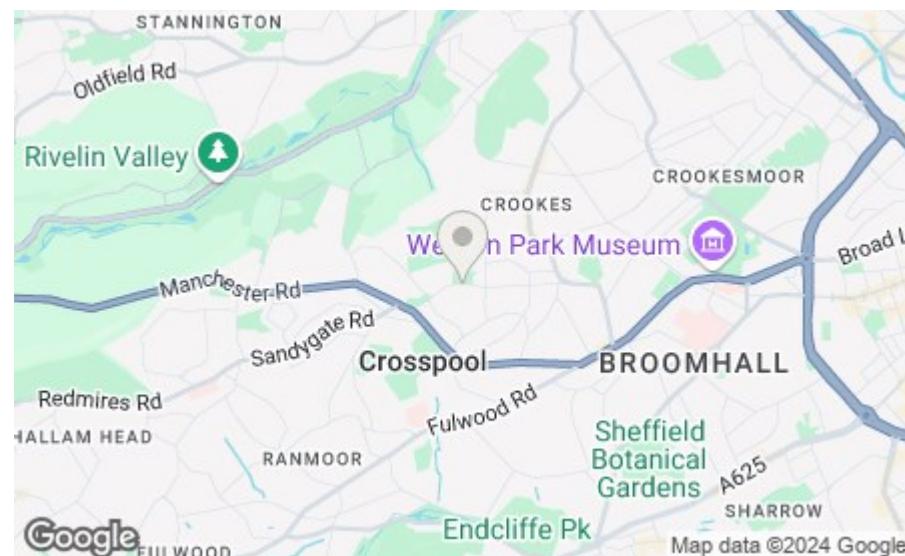
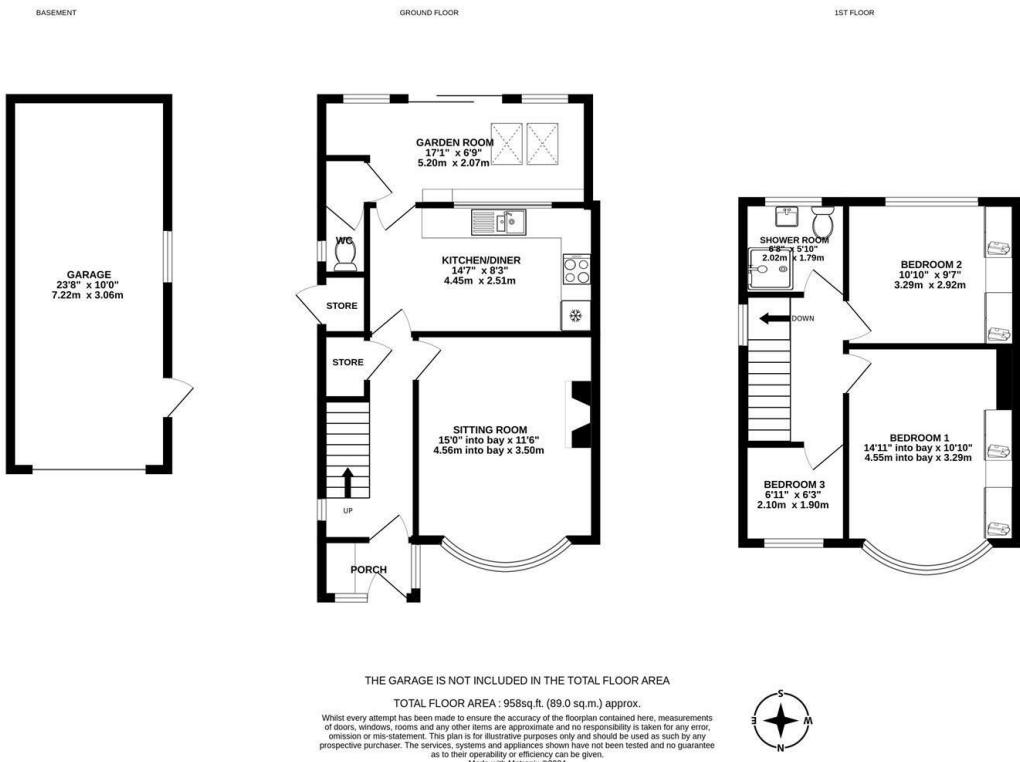
## Description

This run of semi detached houses that are set well back from the road and opposite the children's playground have always been highly regarded and rarely become available on the open market. The current owners of number 207 have resided here for 49 years and this is a great opportunity for the next owner to acquire and redevelop to suit their own requirements. Having been extended to the rear to provide a lovely dining area that overlooks the pretty rear garden, it is suggested that there is also potential to extend this home further if the necessary consents were acquired. The property is situated on a larger than average, level plot that includes gardens to both the front and rear alongside a block paved driveway that provides off road parking for at least four cars. To the rear of the house there is also a long garden with a detached garage that is perfect to store valuable bikes, tools, camping gear etc.. Crosspool is a very popular neighbourhood found between Crookes and Ranmoor and has a good set of local amenities at its centre. There are also excellent transport links into the city, via nearby Broomhill and the main city hospitals and universities. The area is popular with a broad range of buyer, particularly the family market who will appreciate the close proximity of highly regarded local schooling and the surrounding countryside.

- Three bedrooms including two that are doubles.
- Extended dining room overlooking the pretty garden.
- Fitted kitchen.
- Sitting room with bay window.
- Bathroom and ground floor W.C.
- Block paved driveway providing off road parking for several cars and an EV charge point that may be included in the sale for a separate negotiation.
- Detached garage found in the rear garden, ideal for storage.
- Development potential (subject to regs).
- Gas central heating via a modern Vaillant boiler and full UPVC double glazing.
- Leasehold with an 800 year lease from 1935 at an annual ground rent of £3.10, Council Tax Band C and EPC Rating....







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