



we are
morfitt**smith**

Longfield Road,
Crookes,
Sheffield,
S10 1QX



Occupying a sterling position on the fringes of the magnificent Bolehills Park: Longfield Road.

This lovely 2-bed home enjoys spectacular views, an elegant open-plan living space, and a smart finish throughout.





Time to explore.

Longfield Road can be found in Crookes, a delightful community to the west of the Sheffield city centre. It borders the astonishing Bolehills Park, one of the finest urban green spaces on offer in Sheffield which features an abundance of beauty and outdoor activities to occupy you. This affords Longfield Road unsurpassed panoramic views of the cityscape, overlooking it from a uniquely high and picturesque vantage point. Crookes is not only a beautiful corner of Sheffield but also well connected, with easy access to the city centre via good road links. There is a great variety of amenities locally too and in Walkley and Crookesmoor nearby, ranging from excellent local businesses to high street favourites.



Step inside your new home.

Longfield Road opens onto a generous open-plan living room and kitchen stretching the full length of the ground floor. This is a gorgeous airy environment with tasteful neutral décor, an excellent finish, and even a practical breakfast bar for eating meals together. The bright open layout makes this space the social hub of the household, ideal for hosting guests too. Stairs lead up to the first floor where you will find two bedrooms and a full family bathroom. Bedrooms 1 and 2 are both generously sized, with plenty of space for storage and furnishings. The full bathroom is an elegant space featuring attractive fittings and tiling. To the rear of the property is a long garden. This comprises a lovely green lawn encircled by plants and luscious hedgerows, giving you lots of peace and privacy.

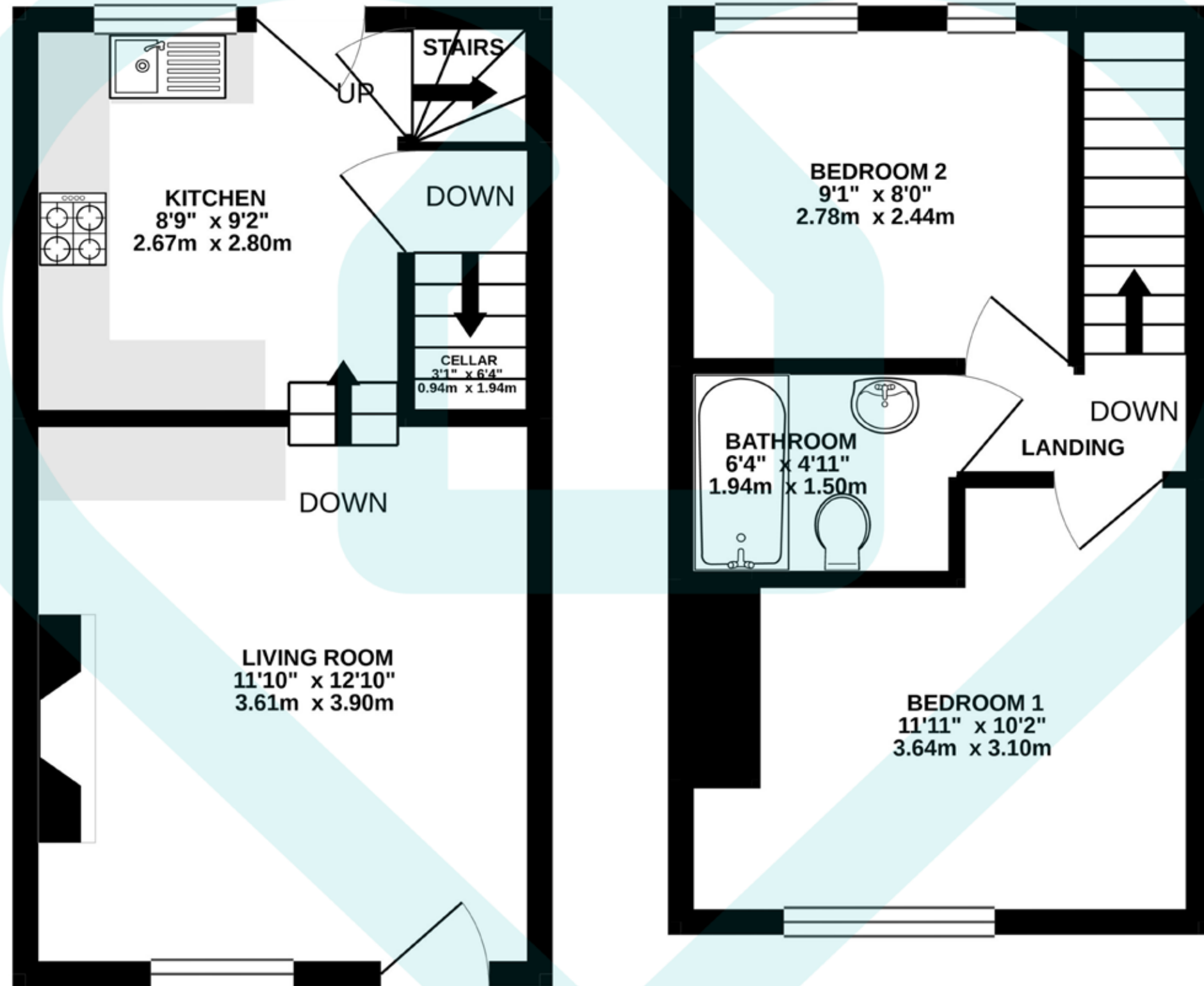






GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.

1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustrative purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



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