

Saxton Mee



Bosville Road Crookes Sheffield S10 5FW
Guide Price £525,000



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GUIDE PRICE £525,000-£550,000 ****FREEHOLD**** Saxton Mee are delighted to offer to the market this once in a life time opportunity to acquire this substantial SIX BEDROOM, THREE BATHROOM semi-detached, stone built home dating back to the mid 1800's, bursting with character and charm. The property enjoys a stunning rear garden and benefits from off road parking, uPVC double glazing and gas central heating. The effectively extended and well presented accommodation briefly comprises: an entrance door opens into the porch. A superb sitting/dining room filled with natural light from the dual aspect windows and rear French doors which open onto the patio. Attractive wooden flooring throughout. Kitchen/diner having a range of base and drawer units. Space for a Range cooker, housing and plumbing for a washing machine. Separate lounge, the focal point being the stunning fireplace with open fire and again with double doors opening onto the rear garden. Access to two cellar compartments. Large first floor landing with space for a workstation. Four bedrooms, the fantastic master bedroom benefits from a feature fireplace and an en suite shower room. Family bathroom in addition with a white suite and comprising of a large corner bath with overhead shower, WC and wash basin. Second floor: two double bedrooms, both benefiting from eaves storage and a shower room.

- STUNNING FAMILY HOME
- VIEWING ESSENTIAL
- FANTASTIC AREA
- SIX BEDROOMS
- THREE BATHROOMS





OUTSIDE

To the front of the property is an off road parking space. Stunning gardens to the rear enjoying the attractive views. Two patio areas and a lawn garden perfect for entertaining. A summer house with electricity.

LOCATION

The property is located in this extremely popular residential area of Crookes but is also within close proximity to Crosspool and Broomhill. Local amenities in Crookes, Crosspool and Broomhill include supermarkets, post office, butchers, greengrocer, restaurants and bars. Regular public transport. Good local schools. Easy access to Sheffield city centre, central hospitals and universities.

Valuer

Lewis Hughes 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. 218.5 sq. metres (2352.2 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(39-54%) E			
(21-38%) F			
(1-20%) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	50

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(39-54%) E			
(21-38%) F			
(1-20%) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	71	41