



Heavygate Road Crookes Sheffield S10 1QA  
Price Guide £190,000



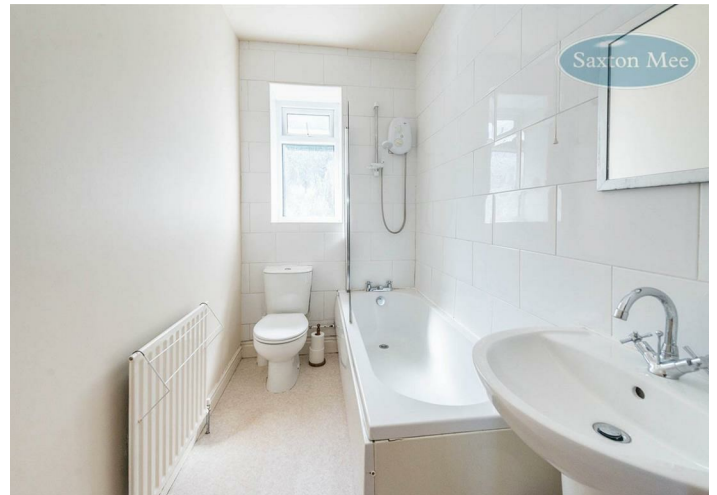
## Heavygate Road

Sheffield S10 1QA

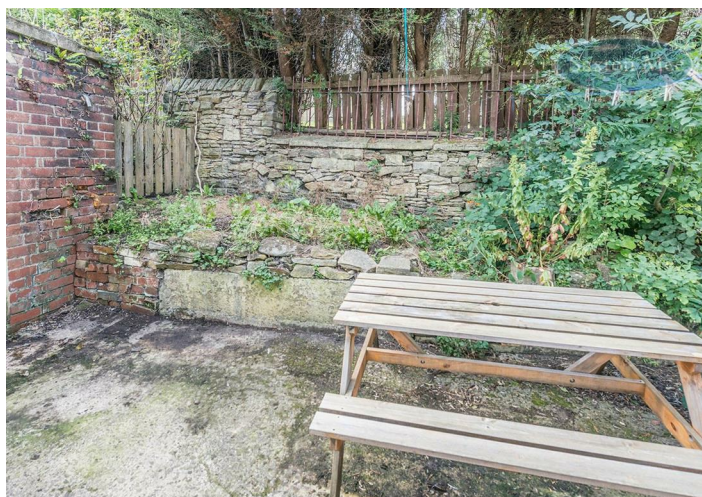
**Price Guide £190,000**

PRICE GUIDE £190,000-£195,000 **\*\*FREEHOLD\*\*** Offered for sale with vacant possession from August 2021 is this three bedroom terrace property benefiting from accommodation extending over the passageway and situated in one of Sheffield's most popular suburbs. The property enjoys stunning views across the city and benefits from recently replaced gutters and downpipes, uPVC double glazing, gas central heating throughout. In brief, the spacious accommodation comprises: an entrance door opens into the hallway off which is the lounge (currently utilised as a bedroom) with the hallway wall being easily removed, returning the lounge to its full size. Separate dining room with access to the cellar being of similar size to the lounge. Off shot kitchen having a range of wall, base and drawer units. Integrated oven with four ring hob over and extractor above. Rear entrance door. First floor: two double bedroom and a three piece suite bathroom and comprising bath with electric shower, WC and wash basin. Second floor: attic bedroom three benefiting from a recently installed fibre-glass flat roof to the attic dormer window.

- SUPERB INVESTMENT OPPORTUNITY
- MID TERRACED PROPERTY
- THREE DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- POPULAR RESIDENTIAL AREA







## OUTSIDE

A stone wall encloses the front forecourt and sets the property back from the road. Access down the side of the property to the rear courtyard.

## LOCATION

Heavygate Road is situated within the centre of Crookes with an array of fantastic amenities including Sainsbury's and a Co-op, a host of local shops including bakers, butchers, greengrocers, beauty salons and takeaways. Easy access to the hospitals and universities. Excellent local amenities and transport links close by.

## Note

Please note the property is currently rented. Completion would need to take place at the beginning of September or thereafter.

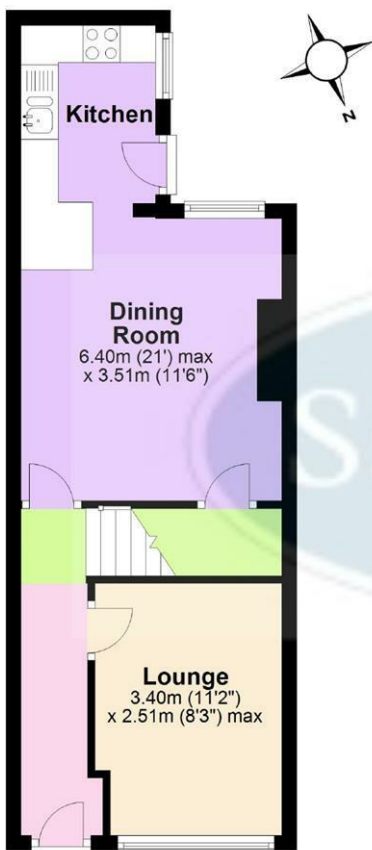
## Valuer

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.

## Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



## Second Floor

Approx. 20.2 sq. metres (217.2 sq. feet)



Total area: approx. 89.0 sq. metres (957.5 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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		50	54
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	49
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC