

Saxton Mee



8 Lydgate Court, Crookes, Sheffield, S10 5FJ



PRICE GUIDE £235,000-£240,000 ****FREEHOLD**** A BEAUTIFUL AND EXTREMELY SPACIOUS THREE DOUBLE BEDROOM END TOWN HOUSE WHICH HAS PRIVATE GARDENS TO THE FRONT AND REAR. The property has gas fired central heating and uPVC double glazing throughout briefly comprises: superb larger than average well proportioned lounge 4.844m x 3.427m, excellent dining kitchen with a modern contemporary range of units including hob, oven, extractor hood, fridge and freezer. Upstairs on two floors are three excellent large double bedrooms and a spacious bathroom with walk in double shower, WC and washbasin. Outside: the property benefits from being an end plot having good sized gardens being laid mainly to lawn to front and rear. Garden area to the side. Situated in the popular residential area of Crookes which boasts supermarkets, shops, restaurants, excellent friery, post office, chemist etc. Regular public transport. Easy access to shops at Broomhill, Crosspool and Sheffield city centre. EPC rating C.

Price guide **£235,000 to £240,000**

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

A composite side entrance door with glazed panel opens into the

HALLWAY

A door opens to the Betacom central heating boiler. Deep understairs storage cupboard with plumbing for a washing machine. A further door to the

DOWNSTAIRS WC

With a washbasin with vanity unit and low flush WC. Tiled splashbacks. Feature mirror. Central heating radiator. Karndean oak effect flooring.

A panelled door opens into the

RECENTLY FITTED KITCHEN

4.848m x 3.405m (15'11" x 11'2")

Having a quality range of modern contemporary wall, base and drawer units in pale blue with attractive work surfaces incorporating a stainless steel sink. Integrated appliances include an oven, four ring hob with extractor hood over and a fridge freezer. Plumbing for a washing machine and a dishwasher. Room for dining table and chairs. Central heating radiator. uPVC double glazed window to the rear.

WELL PROPORTIONED LOUNGE

4.844m x 3.427m (15'11" x 11'3")

Central heating radiator. TV point. uPVC double glazed window overlooking the good sized front garden.

From the hallway, a staircase rises to the

FIRST FLOOR LANDING

A door opens into

GOOD SIZED BEDROOM ONE

4.859m x 3.484m (15'11" x 11'5")

Having two central heating radiators. Modern uPVC double glazed windows to the front.

BATHROOM

1.687m x 1.589m (5'7" x 5'3")

Comprising double walk in shower with central fed shower with full tiling in a modern white tile. Expelair fan. WC and washbasin. Upright chrome radiator. Half tiling to the remainder. uPVC double glazed window for natural light.

BEDROOM TWO

4.821m 3.456m (15'10" 11'4")

Central heating radiator. uPVC double glazed window to the front having views over the garden.

From the landing a staircase with handrail rises to the

SECOND FLOOR LANDING

With access to roofspace.



LARGE ATTIC BEDROOM

5.524m x 3.763m (18'1" x 12'4")

Having a Velux rooflight. A door to one side leads to a useful large walk in storage area which could be converted to an en suite if required. Access to roofspace.

OUTSIDE

To the rear is a lawned garden and fruit tree. A footpath with a gated entrance and access to the rear. Further garden area to the side including a walkway. To the front is a lawn with planted borders. There is a gated access. There are no rights of access across the property.

NOTE

The property has a recently fitted boiler with six year guarantee.

SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The following 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.

VIEWING

Strictly by appointment through our Crookes office.

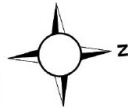
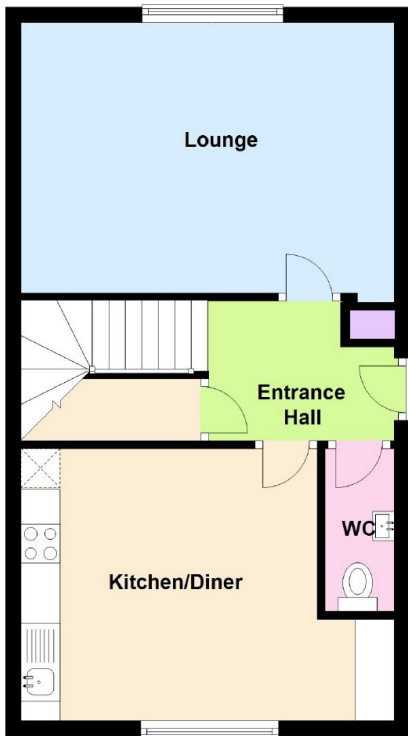
VALUER

Linda Crapper/Helen Mackenzie



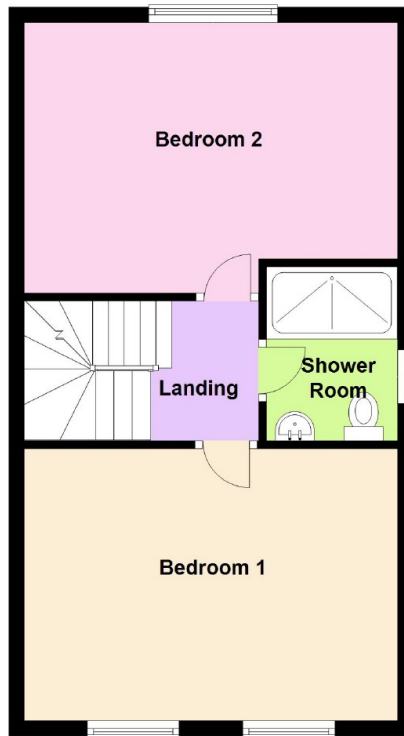
Ground Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



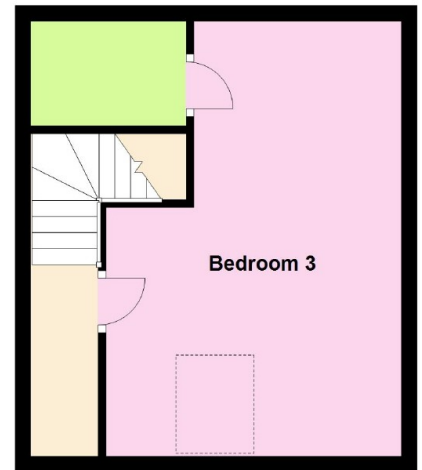
First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)

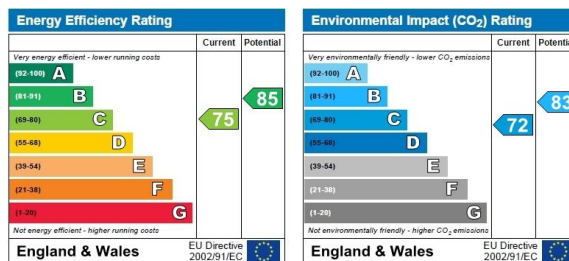


Second Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 112.7 sq. metres (1213.4 sq. feet)



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