



Binsted Croft

Wadsley Bridge, S5 8NX

0114 232 1764
morfittsmith.co.uk





Absolutely stunning three-bed townhouse with unrivalled views of the city: Binsted Croft.

Enjoying a raised position above its enormous garage and utility room this elegant townhouse offers spectacular styling and outstanding vistas.



Why you'll love it:

Just north of the city in Wadsely Bridge, you will find the superb neighbourhood of Binsted, a quiet lattice of residential homes and at their centre: the peaceful cul-de-sac of Binsted Croft. On a slight incline this home would already enjoy spectacular south-westerly views over the city, but Binsted Croft boasts a tiered townhouse design, with an upper ground floor elevating the first floor, boasting uninterrupted vistas and spectacular sun. With the Kilner Way Retail Park on its doorstep and great public transport links to the city, this home is convenient too.

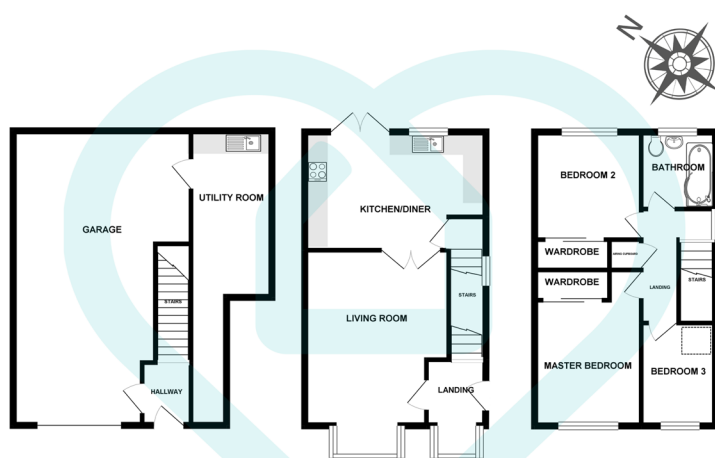


So much more than a great location:

Binsted Croft is a singularly elegant home. It has exquisite styling throughout and is absolutely immaculate. It is bathed in sunlight due to its boxed windows in the living room and upper ground floor landing, making the home beautifully bright throughout. It offers a sizable living room, a smart modern kitchen diner and upstairs are three very capable bedrooms and the family bathroom. But Binsted Croft has even more to offer. It boasts a colossal garage and utility room on the lower ground floor and it even offers a raised, tiered, garden to the rear which enjoys the best of the sun.



Lower Ground Floor	Room Listing	
	Garage	24' 11" x 15' 0" (7.6m x 4.6m) max
Upper Ground Floor	Utility Room	24' 11" x 6' 10" (7.6m x 2.1m) max
	Living Room	17' 7" x 12' 2" (5.4m x 3.7m) max
First Floor	Kitchen/ Diner	15' 4" x 10' 0" (4.7m x 3.1m) max
	Master Bedroom	13' 2" x 9' 0" (4.0m x 2.7m) max
	Bedroom 2	9' 1" x 9' 0" (2.8m x 2.7m)
	Bathroom	6' 6" x 6' 3" (2.0m x 1.9m)
	Bedroom 3	8' 8" x 6' 3" (2.7m x 1.9m)



LOWER GROUND
Approx area: 503.0 SQ.FT
(46.7 SQ.M.)

UPPER GROUND
Approx area: 406.5 SQ.FT
(37.8 SQ.M.)

FIRST FLOOR
Approx area: 379.6 SQ.FT
(35.3 SQ.M.)

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.

Made with Metropix,

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	51	72
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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, Scotland & Wales	54	74
EU Directive 2002/91/EC		

we care about your move

Banner Cross
912 Ecclesall Road
Banner Cross
Sheffield S11 8TR
banner@morfittsmith.co.uk

Crookes
210 Crookes,
Crookes
Sheffield S10 1TG
crookes@morfittsmith.co.uk

Hillsborough
90 Middlewood Road
Hillsborough
Sheffield S6 4HA
hillsborough@morfittsmith.co.uk

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 illustration 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.