

42 HANDS ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.4 SQ M / 844 SQ FT  
CELLAR = 6.7 SQ M / 72 SQ FT  
TOTAL = 85.1 SQ M / 916 SQ FT  
(EXCLUDING EAVES)

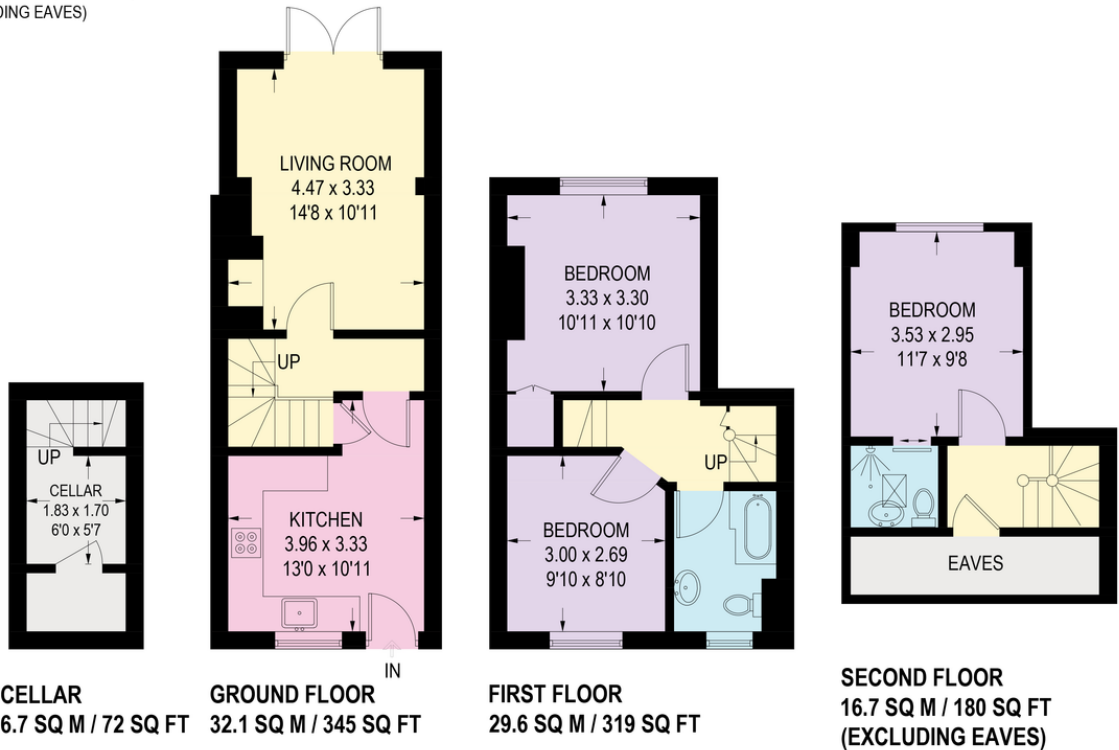


Illustration for identification purposes only, measurements are approximate, not to scale.

%epcGraph\_c\_1\_349%

**Tenure**  
Freehold

**Council Tax Band**  
A

**Viewing Arrangements**  
Strictly by appointment

**Contact Details**  
11 Sandygate Road  
Sheffield  
South Yorkshire  
S10 5NG

**www.cockerandcarr.co.uk**  
info@cockerandcarr.co.uk  
01142 687777

All enquiries and negotiations are conducted via Cocker & Carr Ltd. We are obliged under the Estate Agency Act 1991 to qualify all offers and as such an independent mortgage consultant will speak to you to substantiate your details. The property particulars are for guidance only and do not constitute part of an offer or contract.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained within this brochure, measurements of room sizes and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



42 Hands Road | Crookes | Sheffield | S10 1NB

- Stone fronted terraced house
- Three double bedrooms
- Contemporary bathroom & en-suite shower room
- Viewing advised

Guide Price £195,000 - £205,000





Property Description

- KITCHEN  
13' 0" x 10' 11" (3.96m x 3.33m)
- LIVING ROOM  
14' 8" x 10' 11" (4.47m x 3.33m)
- MASTER BEDROOM  
10' 11" x 10' 9" (3.33m x 3.30m)
- BEDROOM TWO  
9' 10" x 8' 10" (3.00m x 2.69m)
- BATHROOM / WC
- ATTIC BEDROOM WITH WET ROOM  
11' 7" x 9' 8" (3.53m x 2.95m)
- CELLAR  
6' 0" x 5' 7" (1.83m x 1.7m)

A beautifully presented, three double bedroom, stone fronted terraced house. This stunning home has been fully modernised by the current owners with tasteful decor throughout and boasts a living room with log burning stove, contemporary bathroom, en-suite shower room to the attic bedroom and a delightful garden with no shared access across the back.

Access to the property is via a composite entrance door that leads directly into the kitchen where there is a front facing opaque uPVC double glazed window and pendant lighting. This modern room has space for a small dining table and has a range of wooden wall and base units hand painted and finished in Farrow & Ball Dove Grey. There is a contrasting block wood worktop with 1½ bowl composite sink & drainer with mixer tape inset and modern tiled splash-back.

Integrated appliances include a tall fridge/freezer, slimline dishwasher, electric oven, 4-ring gas burner with extractor over together with space & plumbing for a washing machine. There is tiled flooring and wall mounted vertical radiator. A door from the kitchen gives access to the cellar.

From the kitchen a panelled door leads into the inner hallway that leads through into the living room. This beautiful room has light flooding in from the French doors and has again been decorated to a very high standard. There is wood effect laminate flooring throughout with the focal point being a cosy log burner set into the fireplace with stone hearth. There is pendant lighting and modern vertical radiator.

From the hallway stairs rise to the first flooring landing where there is a small storage cupboard, two bedrooms and the bathroom. The master bedroom overlooks the rear of the house and has built in storage space with drawers beneath. There is a cast iron fireplace and carpet flooring. Bedroom two is at the front of the property and is also a double room with box-style window and pendant lighting.

The contemporary bathroom is partially tiled with a modern suite in white comprising P-shape bath with electric shower over, W/C and wash hand basin. There is also the combination boiler located in this room and obscure double glazed window.

From the landing a further staircase leads to another

landing with access into the eaves and a Velux window. There is a double bedroom with dormer window, spotlights and carpet. This room has the added benefit of having a wet room, fully tiled in a modern style with mains shower, small wash hand basin and W/C.

Externally the rear garden can be accessed via the side passageway or the French doors from the living room. This low maintenance rear garden has the benefit of no shared access and has lawn with flagged borders and a paved patio area. Locally Hands Road is positioned between the two

suburbs of Crookes and Crookesmoor and offers easy access to the city centre and nearby hospitals and Sheffield University. There is a large mix of independent shops within walking distance as well as green spaces including Crookes Valley Park.

