

Saxton Mee



138 Cross Lane, Crookes, Sheffield, S10 1WP  
Price £250,000

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Crookes

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**\*\*FREEHOLD\*\*** A rare and exciting opportunity has arisen to acquire this much larger than average, stone fronted villa style terrace. The property is currently vacant with no chain involved but has been operating by the current owners as a five bedroom HMO with an approximate annual income of between £15,000 and £17,000 since 2005. The property also has the potential to be converted to a superb and spacious family home. Benefiting from uPVC double glazing and gas central heating. In brief, the accommodation comprises: spacious entrance hall. Lounge/bedroom five. Separate dining room. Off shot kitchen having a range of wall, base and drawer units, integrated oven, four ring hob and extractor hood, housing and plumbing for a washing machine and space for fridge freezer.

- HMO LICENCE
- POTENTIAL FOR A SUPERB FAMILY HOME
- FIVE BEDROOMS
- SPACIOUS ACCOMMODATION
- VIEWING ESSENTIAL
- SOUGHT AFTER AREA





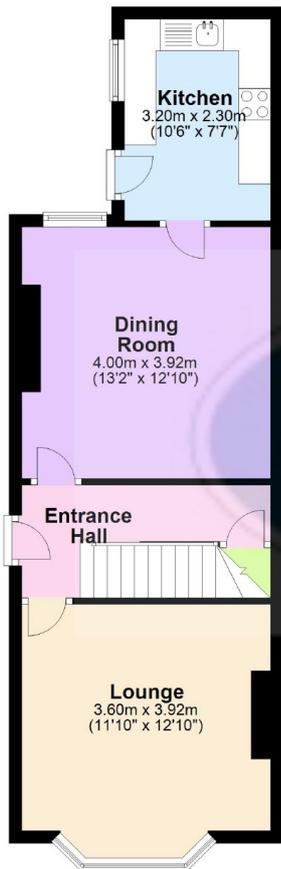
First floor: two double bedrooms. Separate WC. Bathroom including shower over bath, separate shower cubicle, WC and wash basin. Second floor: two double bedrooms.

Outside: a low stone wall encloses a front forecourt setting the property back from the road. Access down the side of the property to the rear. Location: The property is located in the sought after area of Crookes and is in the catchment area for Lydgate primary school and Tapton/King Edwards secondary school. Excellent local amenities. Regular public transport and easy access to the universities and teaching hospitals.

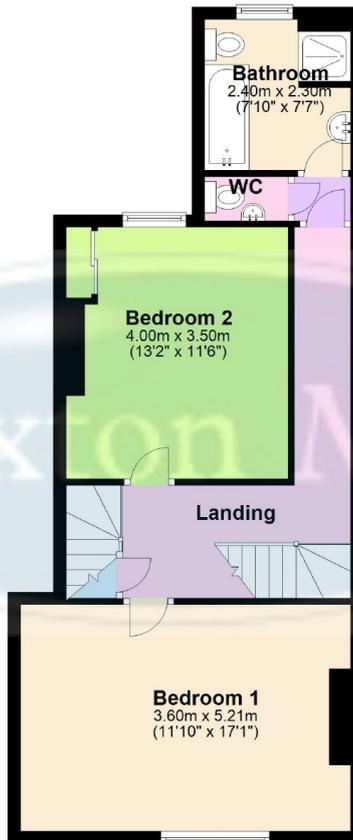
HMO Licence with income approximately £15K-£17K per annum based on five people at £60/£65 per person/room/week.

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. 45.6 sq. metres (491.3 sq. feet)



**First Floor**  
Approx. 53.3 sq. metres (574.2 sq. feet)



**Second Floor**  
Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 130.9 sq. metres (1408.6 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.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
56	79
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (10-100)	
B (11-10)	
C (12-9)	
D (13-8)	
E (14-7)	
F (15-6)	
G (16-5)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
46	74
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales