



Cobden View Road Crookes Sheffield S10 1HT  
Price Guide £375,000

## **Cobden View Road**

Sheffield S10 1HT

### **Price Guide £375,000**

PRICE GUIDE £375,000 - £385,000 \*\* NEW BUILD \*\* FREEHOLD \*\* An architecturally designed, modern and contemporary four bedroom semi detached property with a 10-year warranty (currently under construction due to be completed late 2020). The specifications include: underfloor heating to the entire ground floor, gas central heating, uPVC windows and doors throughout and a landscaped garden. The accommodation comprises: large open plan lounge, central dining room area opening to a breakfasting kitchen and downstairs WC. Upstairs on two floors: four double bedrooms, two en suites and a family bathroom.

- GET IN NOW FOR YOUR CHOICE OF KITCHEN/BATHROOM
- FOUR BEDROOMS
- TWO EN SUITES AND A FAMILY BATHROOM
- MODERN AND CONTEMPORARY BUILD
- SPACIOUS ACCOMMODATION

**DISCLAIMER**

Disclaimer : Please note the images are for illustrated purposes only.

**OUTSIDE**

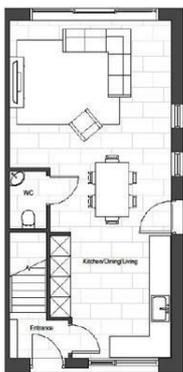
Landscaped rear garden.

**LOCATION**

The property is situated in the extremely popular residential area of Crookes which boasts supermarkets, shops, post office chemist etc. Regular public transport. Easy access to Sheffield city centre, central Hospitals and Universities.

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.

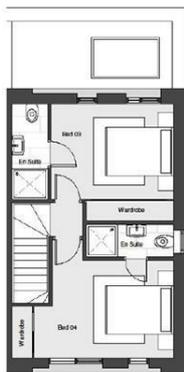
Revision	Date	Drawn	Checked



Ground Floor Plan



First Floor Plan



Second Floor Plan

<b>CODA Bespoke</b>				
CODA Studios Ltd 20-21 Garsfield Place, Cornish St, Sheffield, S1 2AF T: 0114 279 6000 E: info@codastudios.co.uk				
Drawn	Checked	Date	Scale	Revisions
SK		28/09/16	1:10 A3	
Client		Ten Housing		
Project		Cobble View Road		
Title		Plan		
Dwg No.		1017 1/16		
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**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
 82 Middlewood Road, Sheffield S6 4HA  
 462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
 T: 0114 231 6055  
 T: 0114 287 0112

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-95) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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>		
(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	