

# Saxton Mee



**Lydgate Lane Crookes Sheffield S10 5FN**  
**Price Guide £225,000**



## Lydgate Lane

Sheffield S10 5FN

**Price Guide £225,000**

PRICE GUIDE £225,000 - £235,000 \*\* NO CHAIN \*\*  
ACCOMMODATION OVER THE PASSAGEWAY \*\* An exciting opportunity has arisen to acquire this much larger than average, three double bedroom, two bathroom mid-terrace in the heart of Crookes which has been refurbished throughout to an impeccable standard. The property benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises: Spacious lounge. Kitchen/diner with integrated dishwasher, electric oven and gas hob with extractor above. Space for a washing machine, a fridge and freezer. First floor: Two generously proportioned double bedrooms and a modern family bathroom with a bath, separate shower, wash basin and WC. A further staircase rises to the attic bedroom which benefits from an en-suite shower room and large dormer window.

- NO CHAIN
- FULLY REFURBISHED THROUGHOUT
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- EXCELLENT SCHOOL CATCHMENT



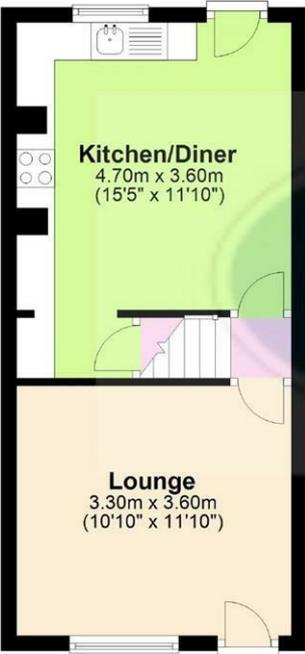


**Outside:** To the front is a gated courtyard setting the property back from the road and a hedge for privacy. A shared alleyway leads to the SOUTH FACING rear garden which is larger than average and enjoys both a lawn and decked area, ideal for entertaining.

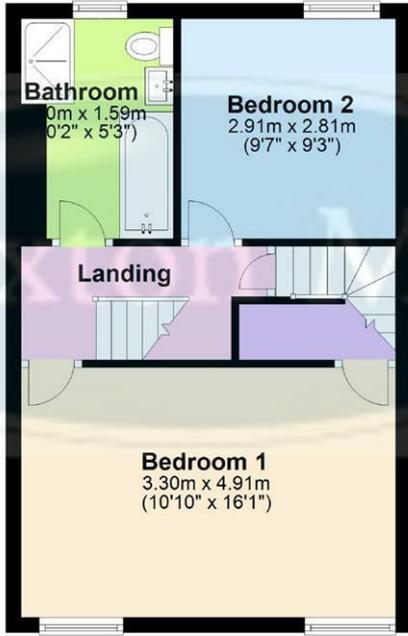
**Location:** Lydgate Lane is located in the heart of this popular and convenient area having excellent local schools for both primary and secondary students, sought after local amenities, bars and restaurants as well as regular public transport allowing easy access to the City Centre and beyond.

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. 29.2 sq. metres (313.9 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (421.8 sq. feet)



**Second Floor**  
Approx. 34.6 sq. metres (372.2 sq. feet)



**Total area: approx. 102.9 sq. metres (1107.9 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**

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>			
(1-20) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	62	81