

187 Heavygate Road, Crookes, Sheffield, S10 1PH
£299,950

ARCHERS
ESTATES



187 Heavygate Road, Crookes, Sheffield, S10 1PH

£299,950

Council Tax Band: B

A larger than average four double bedroom end terraced home which is located on a popular road in Crookes and is positioned on a sizeable plot giving the opportunity of building an additional dwelling, subject to the usual planning and building regs approval. Located on a corner plot, the property requires full upgrading throughout and would likely suit non mortgage buyers. Situated close to a wealth of amenities, shops and cafes, the property is also well served by regular bus routes giving easy access to the Universities and Hospitals. With NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Council tax band B, Leasehold tenure. 800 years from 1897. Absent landlord ground rent.

Entrance Hallway

A wooden entrance door leads directly into the hallway, which has a staircase rising to the first floor and doors leading to the dining room and lounge.

Dining Room

A bright and spacious room having front and side facing single glazed windows and a radiator

Lounge

Having a front facing single glazed window, open fireplace, a radiator, door leading to the cellar and a door leads to the kitchen.

Cellar

Steps descend to the cellar area, which offers ample storage space.

Kitchen

Having an array of units with a worktop incorporating a sink and drainer unit, a front facing single glazed window, front facing wooden entrance door and a further door leading to the storage area.

Storage Area

Offering ample storage space and a further door leads to the downstairs wc.

Separate WC

A useful addition, having a low flush wc.

First Floor Landing

A staircase ascends from the ground floor and leads to the first floor landing, which has doors leading to the bedrooms and a further staircase rising to the second floor accommodation.

Bedroom One

A spacious double sized bedroom which has front and side facing single glazed windows with excellent views and a radiator.

Bedroom Two

Another double sized room which has a front facing single glazed window, radiator and a door leading to the bathroom.

Bathroom

A spacious bathroom which has a bathtub, pedestal wash basin and a wc. With a front facing single glazed window.

Second Floor Landing

A staircase ascends from the first floor landing and leads to the second floor landing area, which has doors leading to the attic bedrooms.

Attic Bedroom Three

A double sized bedroom which has a front facing single glazed window enjoying excellent far reaching views.

Attic Bedroom Four

Another double sized bedroom which has a front facing single glazed window enjoying excellent far reaching views.

Outside

There is a small garden area to the front and ample space for parking including a double driveway to the left hand side, an additional drive to the front and a spacious plot of land to the right hand side which is perfect for building an additional home or outbuilding (subject to planning and building regs approval) and can accommodate more cars if required.

Covered Carport Area

A former stable, this area has power and lighting and can accommodate two/three cars or could be altered and built on subject to planning and building regs approval.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

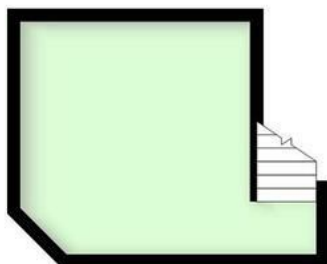
Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Cellar

Approx. 13.1 sq. metres (141.5 sq. feet)



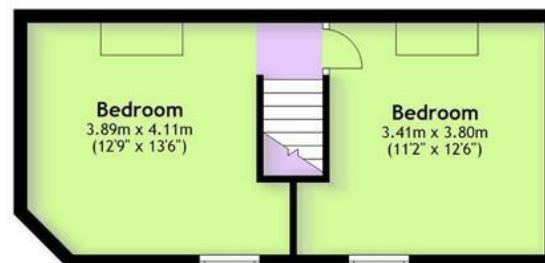
First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 121.6 sq. metres (1309.2 sq. feet)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC