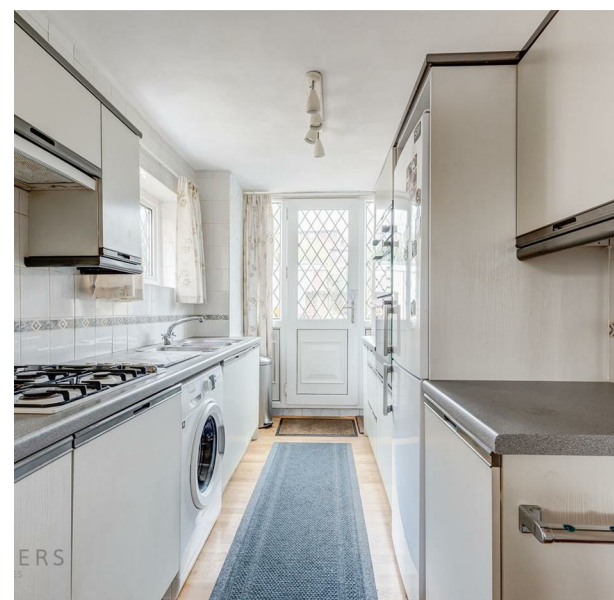


16 Headland Road, Sheffield, S10 5FY
£375,000

ARCHERS
ESTATES



16 Headland Road, Sheffield, S10 5FY

£375,000

Council Tax Band: C

A spacious and well maintained three bedroom semi-detached home which is located on this quiet road in the heart of Crosspool! Perfect for families, the property requires modernisation and offers the discerning purchaser the opportunity to put their own stamp on it. Situated close to a wealth of shops, cafes and amenities in Crosspool and Crookes, the property is located within the catchment area of Lydgate and Tapton schools and is well served by regular bus routes giving easy access to the universities and hospitals. With double glazing and gas central heating throughout (the boiler is approx two years old), the property in brief comprises; entrance porch, hallway, dining room, lounge and kitchen. To the first floor there is a landing area, three bedrooms, a shower room and a separate wc. Outside, there is a patio to the front and a shared driveway gives access to the rear where there is a parking space, garage and spacious garden with lawn and patio. Available to the market NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

Entrance Porch

Access to the property is gained through a side facing upvc door which leads to the porch. Having upvc double glazed windows, a further wooden entrance door leads to the hallway.

Hallway

An inviting entrance hallway which has a radiator and a staircase rising to the first floor. Doors lead to the dining room and kitchen.

Dining Room

Having ample space for a dining table and chairs, a radiator and a rear facing upvc double glazed bay window overlooking the garden. Sliding doors open to the lounge.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, a radiator and a gas fire with surround.

Kitchen

A galley style kitchen which has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and draining unit and gas hob. With an integrated electric oven and grill unit and space for

a fridge freezer and washing machine. With two side facing upvc double glazed windows, a rear facing upvc double glazed window and a rear facing upvc door leading to the outside.

First Floor Landing Area

A staircase rises to the first floor landing area which has a wooden bannister rail, a side facing upvc double glazed window and a loft hatch gaining access to the roof space which is insulated. Doors lead to all rooms on this level.

Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed bay window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the garden, a radiator and a cupboard housing the combi boiler, which was installed approx. two years ago.

Bedroom Three

The third bedroom is a single sized room which has a front facing upvc double glazed window and a radiator.

Shower Room

Having a suite comprising of a walk in double shower enclosure and a vanity wash basin. With a towel radiator, rear facing upvc double glazed window and vinyl flooring.

Separate WC

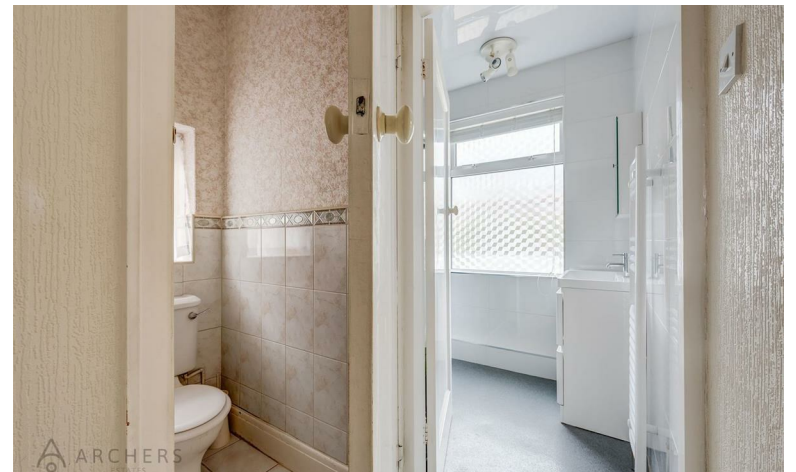
Having a low flush wc and a side facing upvc double glazed window.

Outside

To the front of the property there is a raised hardstanding area with immediate access to the entrance porch. A shared driveway leads up the side and gives access to the rear, where there is a parking space in front of the garage and a gate leads to a patio area. There is also a spacious lawned garden with flower beds, a hedge to one side and a shed behind the garage.

Garage

A useful semi-detached garage which has an up and over door and offers excellent storage options. With power and lighting.



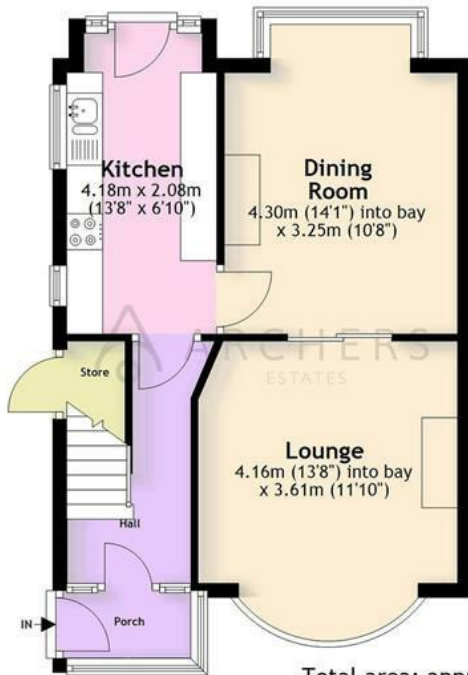
Outbuilding

Approx. 16.7 sq. metres (179.5 sq. feet)



Ground Floor

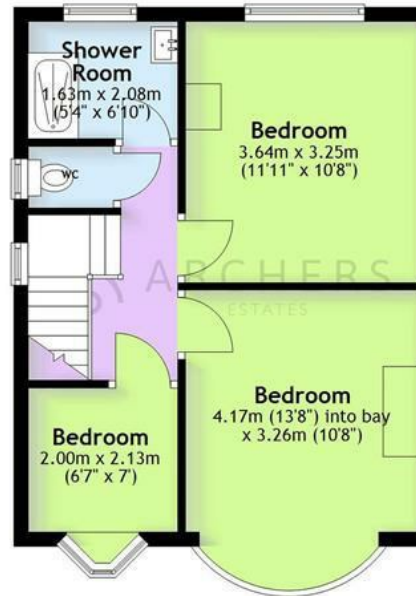
Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 98.2 sq. metres (1057.2 sq. feet)

First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
 01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 