

74 Sandygate Road, Crosspool, Sheffield, S10 5RZ
£399,950

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Council Tax Band: C

A spacious and well presented three bedroom semi-detached home which is located in the heart of Crosspool and enjoys a larger than average garden to the rear! Ideal for families, the property is situated within close proximity of shops, cafes and amenities and is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. It is also located within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, bay fronted lounge, dining room, conservatory, kitchen, utility room and downstairs wc. To the first floor there is a landing area, two double bedrooms, one single sized bedroom, a bathroom and a separate wc. Outside, there is a double driveway to the front and to the rear there is a large garden with a patio and long lawn ideal for outside entertaining! Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended - contact Archers Estates to book your visit today! Council tax band C, leasehold tenure, 699 years remain on the lease. The ground rent is £6 per annum.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads directly into the hallway. Having a staircase rising to the first floor accommodation, the hallway is wide and inviting and has a side facing upvc double glazed window bringing much light into the room and a radiator. Doors lead to the lounge, dining room and kitchen.

Bay Fronted Lounge

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

Dining Room

Another spacious reception room which has a feature gas fire with surround, a radiator and the room opens to the conservatory.

Conservatory

A great addition to the property, the conservatory offers additional living space and can be used for a variety of reasons. Having upvc double glazed windows, a radiator and a side facing upvc door leading to the outside.

Kitchen

Having fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and gas hob. There is an integrated Neff electric oven and ample storage space in the units too. With two rear facing upvc double glazed windows, vinyl flooring and a useful pantry storage area. A side facing door leads to the lobby area.

Utility Room

Having a laminated worksurface with space for a washing machine and fridge beneath, tiled flooring and walls, a side facing upvc double glazed window and a side facing upvc door to the outside. A further door leads to the downstairs wc.

Downstairs WC

Another great addition to the home, having a low flush wc, pedestal wash basin and a side facing upvc double glazed window.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area which has a wooden bannister rail and a large side facing upvc double glazed window. Doors lead to all rooms on this floor.

Master Bedroom

A spacious, double sized bedroom which has a front facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

Bedroom Three

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

Bathroom

Having a suite comprising of a panelled bath with shower over and a vanity wash basin. With a radiator, a rear facing upvc double glazed window, vinyl flooring and a cupboard housing the Ideal combi boiler, which has recently been installed.

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 paved double driveway and a secure gate leads to the rear, where there is a larger than average garden having a patio and long lawn with fencing/hedging surrounding.



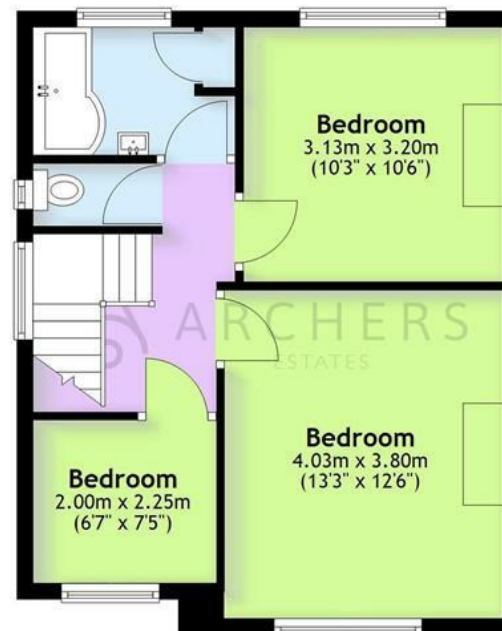
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 99.2 sq. metres (1068.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	73
		EU Directive 2002/91/EC