

262 Western Road, Crookes, Sheffield, S10 1LF
£285,000

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Council Tax Band: B

A modern, tasteful and recently upgraded three bedroom mid terraced home! Perfect for first time buyers, the property is located on this beautiful tree lined and cobbled street in the heart of Crookes and enjoys stunning views to the rear. Situated within close proximity to a wealth of shops, cafes and amenities including Bolehills Park, the property is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. Boasting a recently fitted kitchen amongst many other upgrades, the property in brief comprises; bay fronted lounge, inner hall and a dining kitchen with access to the cellar. To the first floor there is a landing area, two spacious bedrooms and a bathroom, whilst to the second floor there is a landing area and spacious attic bedroom with spectacular views! Outside, there is a yard to the front and to the rear steps descend to a patio with access to a storage area and a gate leads to Bradley Street. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to arrange your visit today! Freehold tenure, council tax band B.

Bay Fronted Lounge

Access to the property is gained through a front facing composite entrance door which leads directly into the lounge, which is a bright and spacious room having a front facing upvc double glazed bay window with plantation shutters, a radiator and feature fireplace with tiled surround. A door leads to the inner hall.

Inner Hall

Having a staircase rising to the first floor accommodation and doors connecting the lounge and dining kitchen.

Dining Kitchen

A modern and stylish dining kitchen which has recently fitted wall and base units with a Quartz worksurface incorporating a Belfast sink and an induction hob with extractor above. There are integrated appliances including an integrated pyrolytic electric oven, fridge freezer and a slimline dishwasher. There is also space for a washing machine and dining table. With laminate flooring, a radiator, housing for the Worcester Bosch combi boiler, a rear facing upvc double glazed window and rear facing upvc door leading to the outside. A further door leads to the cellar head.

Cellar Head

Steps descend to the cellar, which is ideal for storage and houses the gas and electric meters.

First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area which has a wooden bannister rail, doors leading to all rooms on this level and a further staircase rises to the second floor accommodation.

Master Bedroom

A bright and spacious master bedroom which has a front facing upvc double glazed window with plantation shutters, a radiator and a walk in storage cupboard.

Bedroom Two

The second bedroom is a spacious single sized room which has a rear facing upvc double glazed window with far reaching views and a radiator.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring, an extractor fan and a rear facing upvc double glazed window.

Second Floor Landing Area

A staircase ascends from the first floor landing and leads to the second floor landing area. A door leads to the attic bedroom.

Attic Bedroom Three

A spacious attic bedroom which has a rear facing upvc double glazed dormer window enjoying far reaching views, a radiator and fitted wardrobes.

Outside

To the front of the property there is a stone wall and a gate leads to a small yard which has hedging and immediate access to the entrance door. To the rear there is a raised hardstanding area accessed from the kitchen with steps descending to a patio, which has neighbouring access and a gate leads to Bradley Street. There is also a useful storage room located beneath the house.



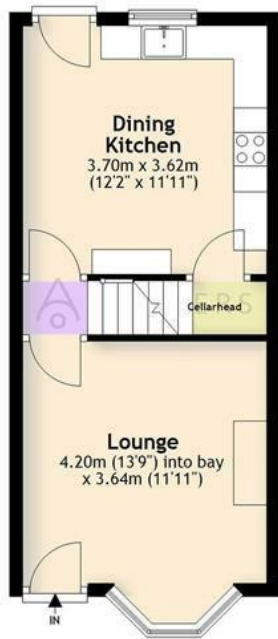
Cellar
Approx. 14.0 sq. metres (150.7 sq. feet)



Outbuilding
Approx. 1.3 sq. metres (13.6 sq. feet)



Ground Floor
Approx. 30.3 sq. metres (326.5 sq. feet)



First Floor
Approx. 29.9 sq. metres (321.4 sq. feet)



Second Floor
Approx. 17.1 sq. metres (184.5 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	