

6 Tapton Crescent Road, Broomhill, Sheffield, S10 5DA
£595,000

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Council Tax Band: C

A stunning and spacious five bedroom, two bathroom extended semi-detached home which has been upgraded and maintained to an excellent standard by the current vendors! Ideal for families with space in mind, the property is enviably located close to a wealth of shops, cafes and amenities in Crookes and Broomhill, is positioned within the catchment area of Lydgate and Tapton schools, and offers easy access to the Universities, Hospitals and the City Centre thanks to regular transport routes nearby. With double glazing and gas central heating, the property has sizeable rooms over three levels, a private and landscaped garden to the rear, a stylish and effectively extended open plan dining kitchen and garage/off road parking to name a few highlights. In brief, the property comprises; Entrance hallway with storage, lounge and an open plan dining kitchen with modern fittings and an island unit. Doors lead to the garage and rear garden. To the first floor there is a landing area, four spacious bedrooms and a family bathroom. To the second floor there is a further landing area with storage, a dual aspect attic master bedroom and a separate shower room. Outside, there is a block paved driveway to the front for two cars which leads to the garage, whilst to the rear there is a good sized private garden with a patio area and steps up to a large lawned garden, which has surrounding flower beds, hedges and fencing. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Freehold tenure, council tax band C.

Entrance Hallway

Access to the property is gained through a front facing composite door which leads into the entrance hallway, which has carpet flooring, a radiator, a staircase rising to the first floor accommodation, a useful cloaks cupboard and doors to the lounge and dining kitchen.

Lounge

A good sized lounge which has a front facing upvc double glazed half bay window, a radiator and a feature fireplace in the chimney breast with a freestanding contemporary gas fire.

Open Plan Dining Kitchen

A fantastic, larger than average room which takes full advantage of the extension creating an open plan area perfect for dining and entertaining. Having modern styled fitted wall and base units to the kitchen area with a solid oak worksurface incorporating a composite one and a half sink and drainer unit and a five burner gas hob with extractor above. There is a useful island area with breakfast bar and storage beneath, and integrated appliances including an electric oven and grill unit, fridge freezer, dishwasher, washing machine and tumble dryer. With stone flagged flooring, tiled splashbacks to the walls, a rear facing upvc double glazed window, rear facing upvc double glazed entrance door, a useful storage/pantry room and a door leading to the garage. To the dining area there is ample space for a large dining table and chairs, a radiator and rear facing upvc double glazed french doors leading to the outside.

Garage

Accessed from the kitchen, the garage offers excellent storage space and has power/lighting and an electric roller door to the front.

First Floor Landing Area

A staircase rises from the entrance hallway and leads to the first floor landing area, which is wide and bursting with natural light thanks to a front facing upvc double glazed window. With a wooden bannister rail, radiator, a further staircase rising to the second floor accommodation and doors to all rooms on this level.

Bedroom Two

The former master bedroom, this bright and spacious double sized room has a front facing upvc double glazed window and a radiator.

Bedroom Three

Another spacious double sized bedroom which has a rear facing upvc double glazed window overlooking the garden, a radiator and fitted wardrobes.

Bedroom Four

Taking full advantage of the extension, this good sized double room has a front facing upvc double glazed window and a radiator.

Bedroom Five

A spacious single sized bedroom which has a rear facing upvc double glazed window and a radiator. This room could also be used as an office if required.

Family Bathroom

A good sized bathroom which has a modern suite comprising of a panelled L-shaped bath with shower over, a vanity wash basin and a low flush wc. With a radiator, tiled walls, tiled flooring, a useful storage cupboard 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, which has a front facing velux window bring light into the area, access to two storage areas and doors to the master bedroom and shower room.

Attic Master Bedroom

A larger than average master bedroom which enjoys a dual aspect layout and has ample space for bedroom furniture. Having a front facing velux window, a rear facing upvc double glazed dormer window, radiator, fitted wardrobes and eaves storage to two sides.

Shower Room

A great addition to the property, having a modern shower enclosure, vanity wash basin and a low flush wc, With a chrome towel radiator, side facing upvc double glazed window and tiling to the walls and floor.

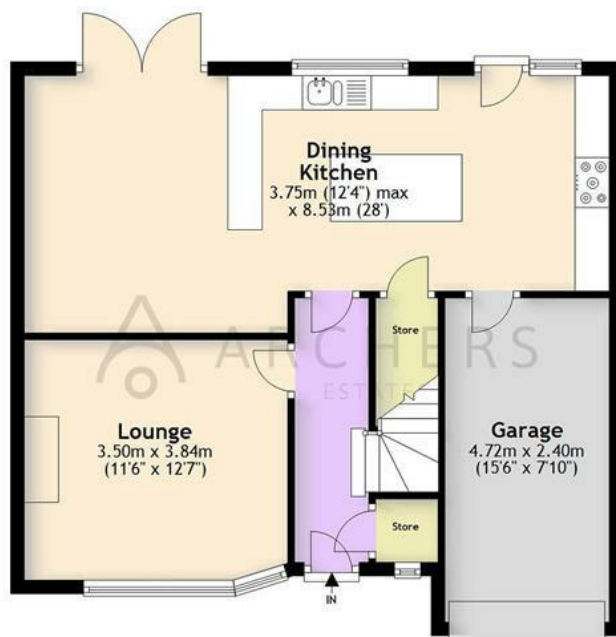
Outside

To the front of the property there is a block paved driveway providing off road parking for two cars, leading to the entrance door and garage. To the rear there is a large patio area ideal for outside dining and steps rise to the spacious lawned garden, which has an array of flowerbeds, borders and is surrounded by hedges and fencing.



Ground Floor

Approx. 62.4 sq. metres (672.2 sq. feet)



First Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



Total area: approx. 161.8 sq. metres (1741.9 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		
(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		
		EU Directive 2002/91/EC

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