

17 Lydgate Hall Crescent, Crosspool, Sheffield, S10 5NE
£425,000

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Council Tax Band: C

A spacious and well presented three bedroom extended semi-detached home which is located on this quiet yet popular road in the heart of Crosspool. Perfect for families, the property has been lovingly maintained and upgraded by the current owner and enjoys an open, modern styled living area to the ground floor ideal for entertaining, and a landscaped rear garden with additional detached outbuilding. Situated within close proximity to a wealth of shops, cafes and amenities, the property benefits from regular bus routes giving easy access to the Universities, Hospitals and City centre and is within the catchment area of Lydgate and Tapton schools. In brief, the property comprises; Entrance hallway, downstairs wc, bay fronted lounge, extended dining/living room, extended kitchen with modern units and integrated appliances and a utility room. To the first floor there is a landing area with loft access, three spacious bedrooms and a modern shower room. Outside, there is off road parking for two cars to the front whilst to the rear is a stunning private garden space with pond, flower beds, borders and a further garden to the rear which could be a vegetable growing area. With tall hedges surrounding, the garden also benefits from a detached outbuilding suitable for a home office or for a variety of purposes. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your visit today! Freehold tenure, Council tax band C.

Entrance Hallway

Access to the property is gained through a front facing upvc door which leads to the entrance hallway, which is a wide and inviting room bursting with natural light thanks to the upvc double glazed windows surrounding the door. Having a staircase rising to the first floor accommodation and a radiator.

Downstairs WC

A useful addition to the property, located under the staircase and having a low flush wc and pedestal wash basin.

Bay Fronted Lounge

A spacious yet cosy room which has a front facing upvc double glazed bay window, radiator, ample space for seating furniture and doors leading to the extended dining/living room.

Extended Dining/Living Room

A larger than average extended room which is currently used as a dining and living area, but could be used for a variety of purposes. Enjoying an open layout connecting the kitchen and lounge, this room is perfect for family get togethers and parties! Having rear facing upvc double glazed bi-folding doors opening to the garden area, a radiator and ample space for furniture.

Extended Kitchen

A spacious kitchen which benefits from an opening

connecting the dining room. Having modern and stylish fitted wall and base units with a quartz worksurface incorporating a composite steel sink and drainer unit, separate boiling water tap and gas hob with extractor above. There is an integrated electric oven and grill unit, and two separate integrated fridge freezers. With ample storage space, a breakfast bar area, tiled flooring and a rear facing upvc double glazed window. A door leads to the utility room.

Utility Room

Another great addition to the property, the utility room has space and plumbing for a dishwasher and washing machine, a radiator and front and rear facing upvc entrance doors.

First Floor Landing

A staircase ascends from the ground floor and leads to the first floor landing area, which has a side facing upvc double glazed window bringing much light into the area, a wooden bannister rail, a loft hatch and doors lead to all rooms on this floor.

Master Bedroom

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

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window, fitted wardrobes 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.

Shower Room

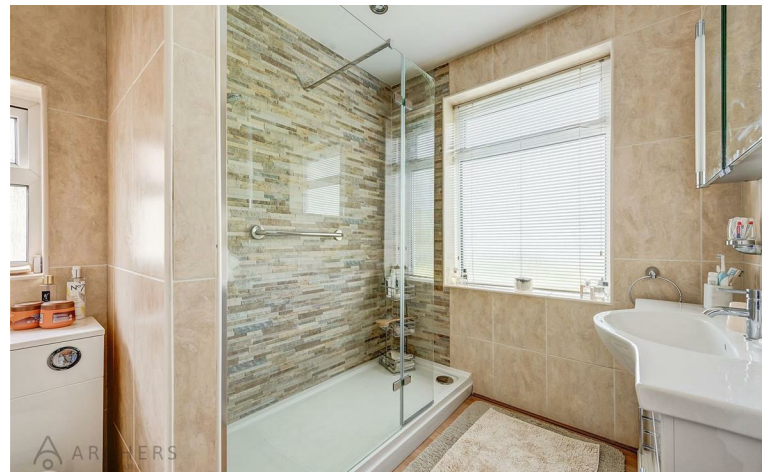
A modern and stylish room which has a suite comprising of a double sized walk in shower enclosure, a larger vanity wash basin and a low flush wc. With a chrome towel radiator, tiled walls, laminate flooring and side and rear facing upvc double glazed windows bringing much light into the room.

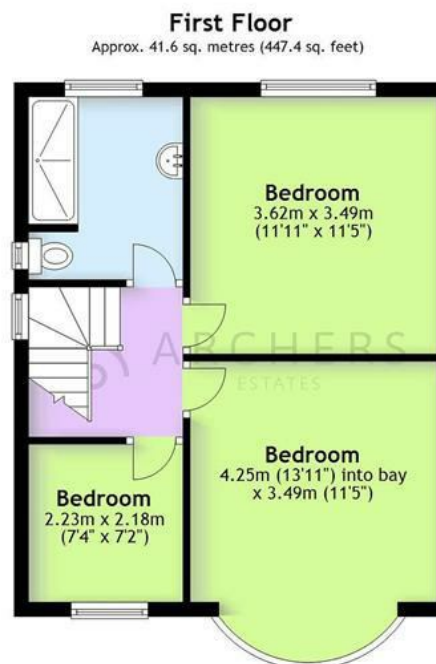
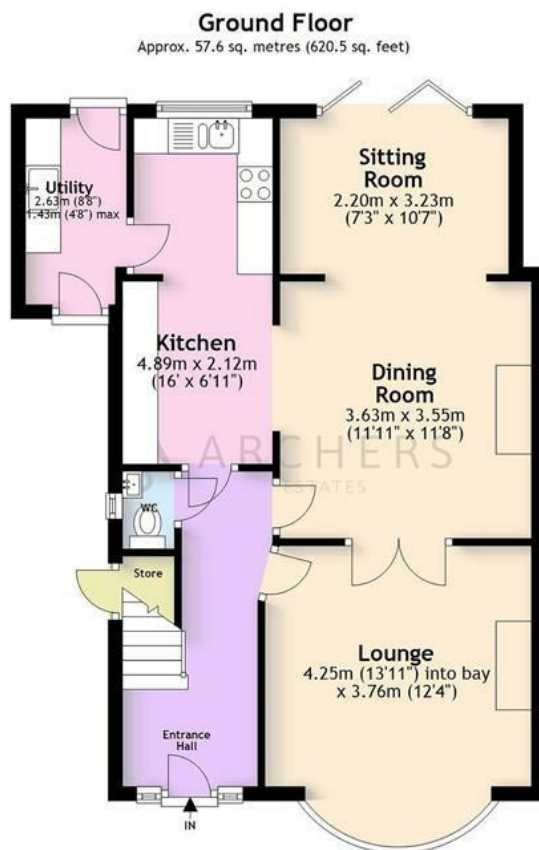
Outside

To the front of the property there is a block paved driveway providing off road parking for two cars and tall hedging for added privacy. To the side, a secure gate gives access to the utility room. To the rear of the property there is a fantastic, well presented garden space which has a featured large pond which is located in the centre and surrounding patio, lawns, flower beds and tall hedging to the sides for added privacy. Towards the bottom of the garden there is a separate area ideal for fruits/vegetables growing and there is access to the detached outbuilding.

Detached Outbuilding

A great addition, offering space and versatility to the purchaser wishing to put their own stamp on the property. Perfect for use as an office, gym or even potting shed it has a power supply, a front facing upvc double glazed window and door.





Total area: approx. 115.2 sq. metres (1239.7 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		83
(81-91) B		
(69-80) C	69	
(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