

73 Sandygate Road, Crosspool, Sheffield, S10 5RX
Offers In Excess Of £320,000

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Council Tax Band: C

A well presented and larger than average semi-detached home which is located in the heart of Crosspool! Perfect for families, the property enjoys spacious rooms throughout and benefits from a good sized south facing garden to the rear. Situated within metres of a wealth of shops, cafes and amenities, the property could not be better located and enjoys easy access to the Universities, Hospitals and the City Centre thanks to regular bus routes on the doorstep. The Peak District is also a short distance away and the property is 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 and a kitchen. To the first floor there is a spacious landing area, three good sized bedrooms and a bathroom. Outside, there is a low maintenance garden to the front, a space to the side and to the rear there is a large south facing garden with lawn and patio. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your appointment today! Leasehold tenure - 800 lease, starting from 1924. The ground rent is £5.26 pa. Council tax band C.

Entrance Hallway

Access to the property is gained through a front facing wooden entrance door which leads to the hallway. Wide and inviting, there is a front facing double glazed window, a staircase rising to the first floor accommodation, a radiator and a useful under stairs storage cupboard. Doors lead to all rooms on this level.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window and two radiators.

Dining Room

The dining room is another bright and airy room which has a rear facing upvc double glazed window overlooking the garden, a radiator and a serving hatch to the kitchen.

Kitchen

Having modern styled fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer and washing

machine. With vinyl flooring, a serving hatch to the dining room, a side facing wooden entrance door and a rear facing upvc double glazed window overlooking the garden.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which is larger than average and has a wooden bannister rail, side facing upvc double glazed window and doors to all rooms on this level.

Master Bedroom

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

Bedroom Two

The second bedroom is another double room which has a rear facing upvc double glazed window bringing much light in, a radiator and two fitted wardrobes.

Bedroom Three

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

and a radiator. The room is also perfect for an office if required!

Bathroom

Having modern styled fittings which comprise of a panelled bath with shower over, a pedestal wash basin and a low flush. There is a chrome towel radiator and a rear facing upvc double glazed window.

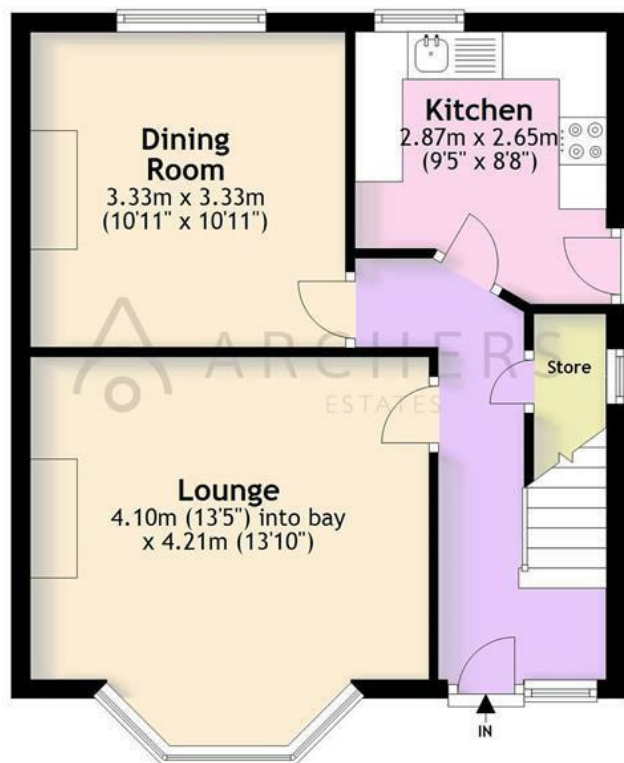
Outside

To the front of the property there is a low maintenance garden with shrubs and a path leads to the entrance door and to the side, which is accessed via a secure wooden gate and leads to the rear garden. Having a good sized south facing lawn, it is perfect for families and has surrounding shrubs, fencing and a patio too!



Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 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		85
(81-91) B		
(69-80) C		
(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 