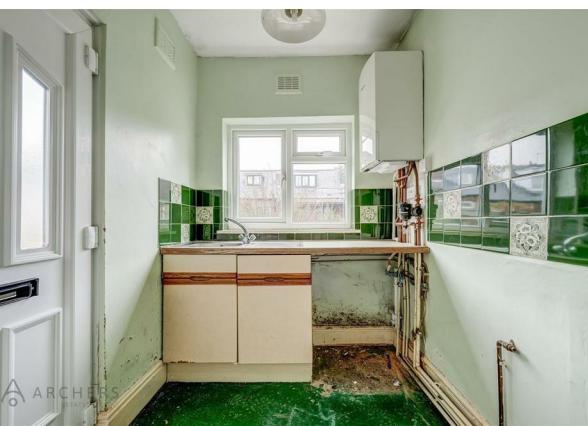


62 Salisbury Road, Sheffield, S10 1WB  
£235,000

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ESTATES



62 Salisbury Road, Sheffield, S10 1WB

£235,000

Council Tax Band: A

A spacious three bedroom mid terraced home which is located on this popular road in the heart of Crookes! Perfect for first time buyers or investors, the property requires modernisation throughout and offers accommodation over three levels. Situated within close proximity of a wealth of shops, amenities and cafes, the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. It is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; lounge, inner hall, dining kitchen with access to the cellar and an offshot utility room. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is a spacious attic bedroom. Outside, there is a small frontage and a shared passage leads to the rear where there is a spacious courtyard style garden. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band A.

### Lounge

Access to the property is gained through a front facing upvc door which leads into the lounge.

Having a front facing upvc double glazed window, feature fire surround with a tiled hearth and a radiator. A door leads to the inner hall.

### Inner Hall

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

### Dining Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob. There is an integrated electric oven and space for a fridge freezer. With a rear facing upvc double glazed window, a radiator, vinyl flooring, a door to the cellar head and a further door leading to the utility room.

### Cellar

A staircase descends from the dining kitchen and leads to the cellar area, which offers ample storage space.

### Utility Room

A useful addition to the property, having base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, space for a washing machine, housing for the combi boiler and a rear facing upvc double glazed window. A side facing upvc door leads to the outside.

### 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 to all rooms on this level and a further staircase rises to the second floor.

### Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed window, a radiator and a useful under stairs storage cupboard.

### Bedroom Two

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

### Bathroom

Having a suite comprising of a panelled bath with

shower over, a pedestal wash basin and a low flush wc. With a radiator and a rear facing upvc double glazed window.

### Attic Bedroom Three

A staircase ascends from the first floor landing area and leads to the attic bedroom, which is a spacious double sized room having a wooden bannister rail, a radiator and a rear facing velux window.

### Outside

To the front of the property there is a small path leading to the entrance door and privet hedging. A shared passage leads to the rear where there is a low maintenance courtyard garden.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

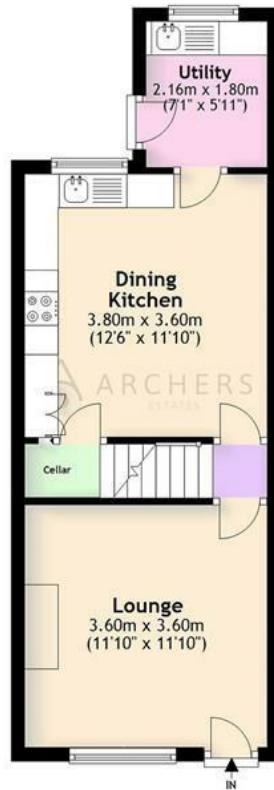
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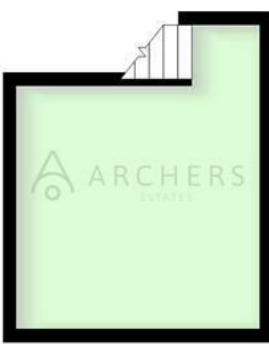
## Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



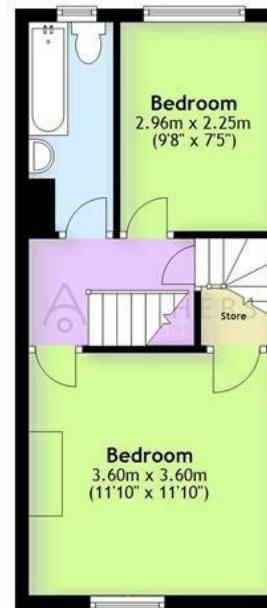
## Cellar

Approx. 13.9 sq. metres (149.1 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



## Second Floor

Approx. 12.1 sq. metres (130.2 sq. feet)



Total area: approx. 91.2 sq. metres (982.1 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		84
(81-91)	B		65
(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	