

13 Tinker Lane, Crookes, Sheffield, S10 1SE
£495,000

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Council Tax Band: C

A stunning and larger than average five bedroom, two bathroom extended semi-detached home which boasts a large landscaped garden to the rear and an impressive open plan living kitchen! Perfect for families with space in mind, the property is located next to Bolehills park and opposite woodland, giving it a private feel. Situated within close proximity to a wealth of shops, cafes and amenities in Crookes, there are also regular bus routes enjoying easy access to the universities, hospitals and the city centre. It is also within the catchment area of Rivelin and Forge Valley schools. With upvc double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with cloakroom area and immediate access to the separate wc, a bay fronted lounge, open plan extended living room/kitchen area with an island unit and a utility room. To the first floor there is a landing area, three bedrooms and a family bathroom. To the second floor there is a landing area, two spacious bedrooms and a shower room. Outside, there is a driveway and small garden area to the front whilst to the rear there is a good sized private landscaped garden area with indian stone patio, pebbled area with modern pergola, lawned garden and two wooden sheds. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Council tax band C, freehold tenure.

Entrance Hallway

Access to the property is gained through a front facing composite door which leads into the wide and inviting entrance hallway. There is a staircase rising to the first floor landing area with storage beneath, solid wood flooring, a radiator and the room opens to the cloakroom.

Cloakroom Area

Making full use of the extension, there is space for coat hooks/shoe storage, a front facing upvc double glazed window and solid wood flooring. A door leads to the separate wc.

Separate WC

A useful addition and ideal for families, having a low flush wc, a pedestal wash basin, a chrome towel radiator, tiled flooring and a spacious storage cupboard.

Bay Fronted Lounge

A well presented lounge which has a front facing upvc double glazed bay window which overlooks woodland, a radiator and a feature log burner with solid oak beam above and a stone hearth beneath.

Open Plan Living Kitchen

A stunning, larger than average room which must be viewed to be fully appreciated. Extended to the rear with two upvc double glazed french doors leading to the garden, there are also three velux windows bringing much light into the room. To the kitchen area there are modern styled fitted wall and base units with a solid oak worksurface incorporating a stainless steel sink and drainer unit, plus a centrally located island unit with breakfast bar, storage beneath and a solid oak worksurface. Having space for a range cooker with extractor above to the chimney breast, space for a fridge freezer, and an integrated dishwasher. With a radiator and door leading to the utility room. To the extended living area there is ample space for furniture, a tall radiator and the whole of the room has solid oak flooring and spotlights.

Utility Room

Located off the kitchen area, there are fitted wall and base units with a worktop and stainless steel sink and drainer unit, space for the washing machine and the combi boiler is housed in this room too. With a side facing upvc double glazed window and side facing wooden door leading to the outside.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which has a wooden bannister and side facing upvc double glazed window. A further staircase rises to the second floor landing area.

Master Bedroom

A spacious double sized room which has a front facing upvc double glazed bay window overlooking woodland, a radiator, a decorative cast iron fireplace and a fitted wardrobe.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the garden, a radiator and fitted cupboards.

Bedroom Three

The third bedroom is a single sized room which can also be used as an office if required. Having a front facing upvc double glazed window and a radiator.

Family Bathroom

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

Second Floor Landing Area

A staircase ascends from the first floor landing area and leads to the second floor landing, which has a side facing upvc double glazed window and doors leading to all rooms on this level.

Attic Bedroom Four

A spacious double sized room which has a rear facing upvc double glazed dormer window enjoying stunning far reaching views and a radiator.

Attic Bedroom Five

Another spacious attic room, the fifth bedroom has two front facing velux windows bringing in much light, a radiator and access to the eaves storage space.

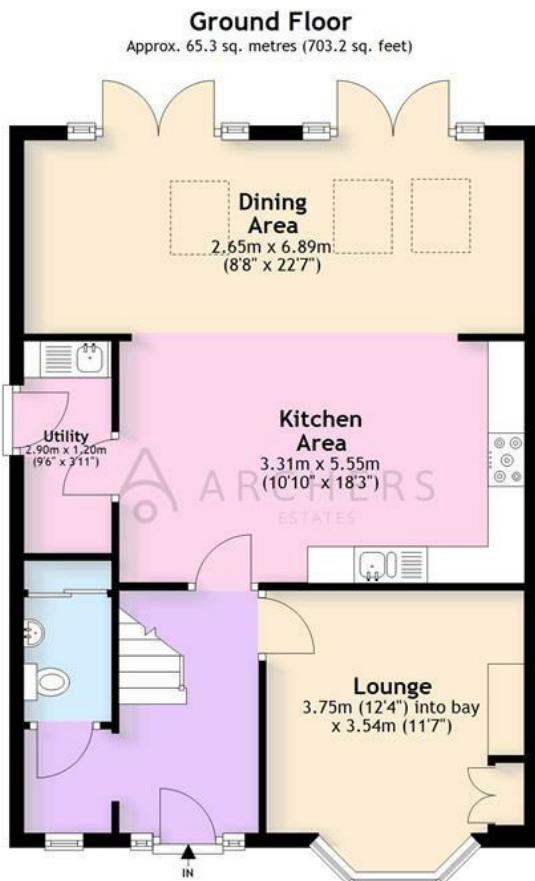
Shower Room

Having a stylish, modern suite comprising of a shower enclosure, wall mounted wash basin and a low flush wc. With a chrome towel radiator, partially tiled walls, tiled flooring and a rear facing upvc double glazed dormer window.

Outside

To the front of the property there is a block paved driveway with a small low maintenance garden area with shrubs. A passage to the side leads to the rear, where there is a stunning and larger than average landscaped garden area with an Indian stone patio and steps lead up to a pebbled area which has a wooden shed and modern styled pergola - perfect for al-fresco dining and entertaining! Beyond this there is a large lawned garden with trees, shrubs, flower beds and a further patio with additional wooden shed. The garden is surrounded by fencing and hedging, offering a private outlook perfect for families!

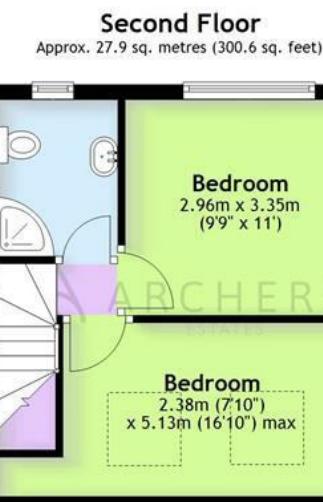
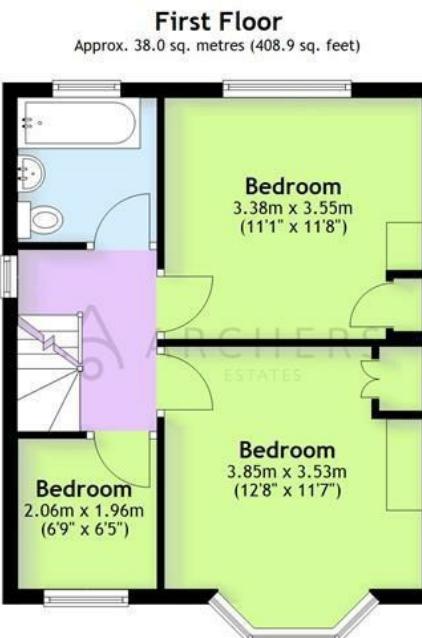




Total area: approx. 131.2 sq. metres (1412.8 sq. feet)

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			