

208 Lydgate Lane, Crosspool, Sheffield, S10 5FS
Offers In The Region Of £240,000

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Council Tax Band: A

A spacious and modern styled three bedroom mid terraced home which is located on this popular road in Crosspool! Perfect for first time buyers, families or landlords the property has bright and airy rooms over three levels and enjoys a private courtyard style garden to the rear. Situated close to a wealth of shops, cafes and amenities in Crosspool and Crookes, the property is also near to bus routes giving easy access to the Universities, Hospitals and City Centre. The property is also within the catchment are of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Lounge, inner hallway and dining kitchen with modern fittings and access to the cellar. To the first floor there is a landing area, master bedroom, single sized bedroom two and a bathroom. To the second floor there is a dual aspect attic bedroom enjoying far reaching views. Outside, a shared passage gives access to the rear garden which is an enclosed courtyard style space with a patio and fencing surrounding. 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 entrance door which leads directly into the lounge, which is a bright and spacious room having a front facing upvc double glazed window, a radiator and a gas fire with surround. A door leads to the inner hall.

Inner Hall

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

Dining Kitchen

Another spacious room, the dining kitchen has modern styled fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit. There is space for appliances including a cooker and washing machine, ample space for a dining table, vinyl flooring, a radiator, a rear facing upvc double glazed window and a rear facing upvc double glazed door leading to the outside. The recently installed combi boiler is fitted in the kitchen and a door leads to the cellar head.

Cellar Head

There is space for a fridge freezer and steps descend to the cellar, where there is ample storage space and the meters are housed here.

First Floor Landing

A staircase ascends from the inner hall and leads to the first floor landing area, which has doors leading to all rooms on this level, a wooden bannister and a further staircase rising to the first floor accommodation.

Master Bedroom

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

Bedroom Two

The second bedroom is a single sized room which could also be used for an office if required. Having a rear facing upvc double glazed window and a radiator.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a vanity wash basin

and a low flush wc. With partially tiled walls, tiled flooring, 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 enjoys a dual aspect layout having velux windows to the front and rear, enjoying far reaching views and bringing in much light to the room. With a wooden bannister rail, a radiator and storage space to the eaves.

Outside

A shared passage leads to the rear of the property where there is a gated courtyard style garden with no through access for neighbours. Having fencing surrounding and a patio, the garden space is perfect for outside entertaining.



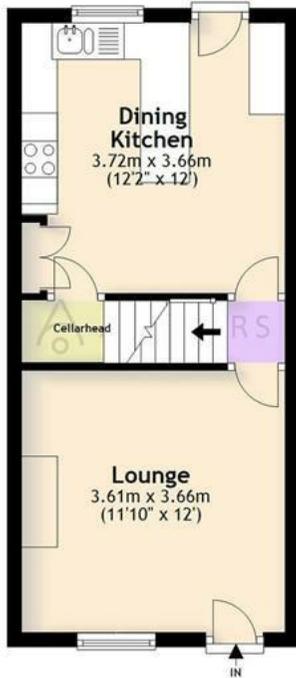
Cellar

Approx. 14.2 sq. metres (152.6 sq. feet)



Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



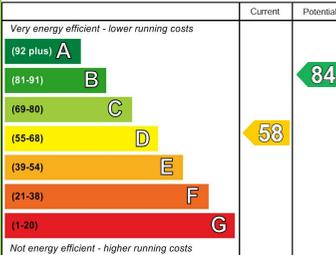
Second Floor

Approx. 23.4 sq. metres (251.7 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 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		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	