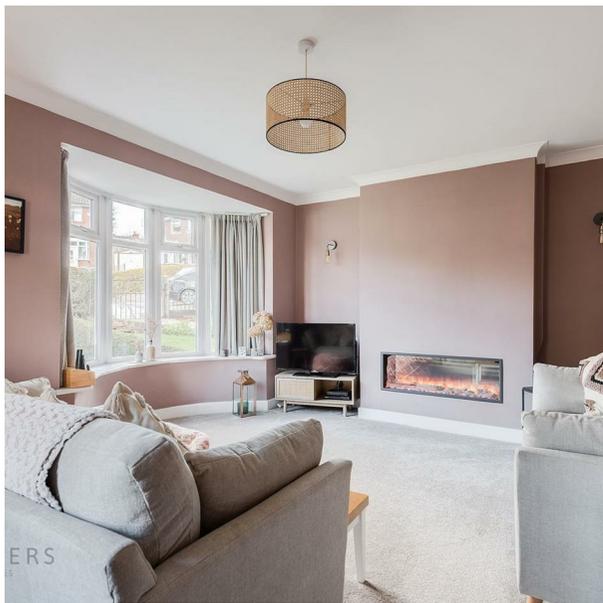


10 Hallgate Road, Crosspool, Sheffield, S10 5GL
Guide Price £400,000



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Council Tax Band: C

Guide Price £400,000 - £425,000 A spacious and modern styled three bedroom semi-detached home, which is located on a cul-de-sac in Crosspool and enjoys stunning far reaching views! Perfect for families, the property has been lovingly upgraded by the current owners to include stylish fittings and decor, including a recently installed kitchen, and is positioned on a sizeable plot giving the potential purchaser the chance to extend the home even further, subject to the usual planning/building regulations approvals. Situated close to a wealth of shops, cafes and amenities, the property is also within the catchment area of Lydgate and Tipton schools and is well connected by regular bus routes giving easy access to the Universities, Hospitals and the City Centre. With double glazing and gas central heating throughout, the property in brief comprises; Entrance porch, entrance hallway, larger than average lounge, dining kitchen with modern fittings and a useful sun room with stunning views! To the first floor there is a landing area, three bedrooms, a shower room and a separate w.c. Outside, there are grounds to three sides including a lawn to the front, off road parking for up to three cars to the side and to the rear there is a spacious private garden with patio area, lawned garden and a detached garage. Beneath the property there are useful cellar storage rooms with power and lighting. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your appointment! Council tax band C, Leasehold tenure - 800 years from 1958, £12.50pa ground rent.

Entrance Lobby

Access to the property is gained through a front facing upvc entrance door which leads into the porch area. With laminate flooring, a side facing upvc double glazed window and a further door leading into the entrance hallway.

Entrance Hallway

A spacious and inviting entrance hallway which has laminate flooring, a radiator, doors to all rooms on this level and a staircase rising to the first floor accommodation.

Lounge

A larger than average room which enjoys modern styling and has a front facing upvc double glazed bay window, a side facing upvc double glazed window, radiator and a modern electric fire built into the chimney breast. There is plenty of space for furniture the room is full of natural light.

Dining Kitchen

Another spacious reception room which has recently fitted wall and base units with a laminate worksurface incorporating a ceramic sink unit and induction hob with extractor fitted above. There are integrated Neff appliances including an electric oven/microwave unit, fridge freezer, washing machine and a slimline dishwasher. With laminate flooring, two radiators, side and rear facing upvc double glazed windows, a rear facing entrance door leading to the outside and space for a dining table and chairs.

Sun Room

A fantastic addition to the property, the bright and airy sun

room has recently been improved by the current owners by having a tall radiator and laminate flooring. With ample space for seating, the room enjoys stunning views towards the Peak District.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area which has a side facing upvc double glazed window enjoying far reaching views, doors to all rooms and a loft hatch gaining access to the roof space, which is partially boarded.

Master Bedroom

A spacious 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 and a radiator.

Bedroom Three

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

Shower Room

Having a suite comprising of a shower enclosure and a vanity wash basin. With a radiator, rear facing upvc double glazed window and partially tiled walls.

Separate WC

Having a low flush wc and a side facing upvc double glazed window.

Outside

The property enjoys a larger than average plot of land. To the front of the property there is a driveway providing off road parking for up to three cars and a lawned garden with surrounding shrubs and borders. There is a large area to the side of the property, ripe for extension subject to the usual planning/building consents, which has a gate leading to the rear. To the rear, there is a spacious south facing private garden which has a raised patio, lawn and is surrounded by flower beds, shrubs and borders. There is direct access to the detached garage and the cellar storage rooms.

Detached Garage

A great addition to the property, ideal for storage. Having an up and over door to the front and a door to the side.

Cellar Storage Room

Accessed via a door from the rear garden, this useful area is perfect for storage and could be used as a wine cellar if required. Having power and lights, there are three rooms in total stretching underneath the house.



Lower Ground Floor

Approx. 13.3 sq. metres (143.0 sq. feet)



Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



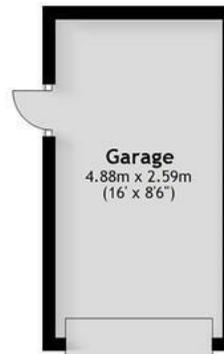
First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Outbuilding

Approx. 12.6 sq. metres (136.0 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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	