

Saxton Mee



Springvale Road Crookesmoor Sheffield S6 3NT
Offers Around £375,000

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**** A MUST SEE! **** If you're looking for a home to take your breath away, look no further than this modern three storey townhouse, having been extensively renovated and upgraded to a high standard with stunning interior design throughout. The property benefits from uPVC double glazing throughout and gas fired central heating. Briefly, the spacious accommodation of over 1200 sq ft comprises: Entrance hallway with a door leading into the store room with roller shutter door and housing the boiler and washing machine. Taking up almost the entirety of the lower ground floor is a super stylish fitted kitchen with central breakfasting island and a range of fitted wall and base units. Integrated appliances include a gas hob with extractor over, dishwasher, coffee machine, microwave combi-oven, oven, wine cooler. There is a fitted bench seating area ideal for entertaining. Bi-fold doors lead onto the outdoor covered terrace. Downstairs W.C. A staircase rises to the third double bedroom with en-suite shower room and the main family lounge with a gorgeous flueless fireplace. A further staircase then rises to the master bedroom and bedroom two, both of which are generously proportioned double bedrooms and the family bathroom with tiling to the floor and walls, freestanding bath with shower piece, heated towel rail, two wash hand basins and a W.C. Loft space ideal for storage.

- STUNNING INTERIOR DESIGN
- LANDSCAPED GARDEN WITH HOT TUB
- HIGH SPEC KITCHEN WITH CENTRAL ISLAND
- OFF ROAD PARKING
- EASY ACCESS TO KELHAM ISLAND
- CLOSE TO THE HOSPITALS AND UNIVERSITIES





OUTSIDE

To the front is off road parking for two cars and leading to the store room/former garage with roller shutter door. A gated pathway to the side gives private access to the fully enclosed rear garden. The low maintenance garden to the rear is perfect for hosting guests and summer barbecues having a covered terrace area, deck, artificial lawn and hot tub (included in the sale) with pergola above. Fencing to the borders.

LOCATION

Situated in this extremely popular location close to amenities in both Walkley and Crookes. Easy access to the vibrant central hub of Kelham Island which hosts a plethora of bars, eateries and independent shops. Excellent transport links. Walking distance to the Universities and Hospitals. Well regarded schools close by.

MATERIAL INFORMATION

Tenure: Leasehold.

Lease Length: Expires on 29th September 2773.

Ground Rent: £25.00 per year, £12.50 every 6 months.

Council Tax: Band B.

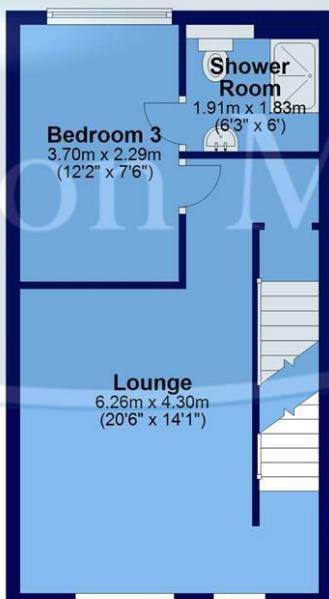
Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



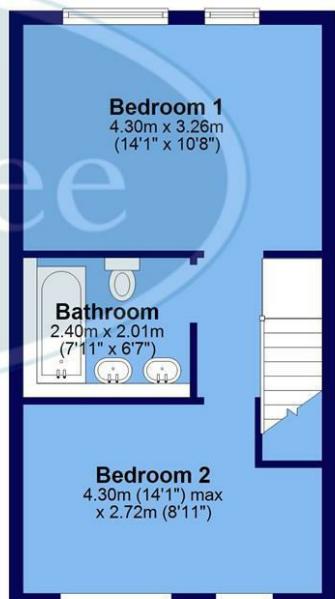
First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Second Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		75
(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		64	
EU Directive 2002/91/EC			