



Barholm Road Crosspool Sheffield S10 5RR
Offers In The Region Of £495,000

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For sale with NO ONWARD CHAIN is this perfect family home which has been effectively extended and is situated in the sought after residential area of Crosspool, having an excellent school catchment for pupils of all ages and easy access to the Universities and teaching hospitals. The property enjoys four good sized bedrooms and benefits from uPVC double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: Entrance porch and hallway with stairs rising to the first floor. Bay windowed lounge to the front with feature wall and log burning stove. The social hub of this wonderful home is without doubt the large kitchen/dining/living space to the rear having a newly installed, modern and contemporary fitted kitchen with units at wall, drawer and base level and complimentary work surfaces above incorporating the sink and drainer. Integrated appliances include a fridge/freezer, oven, microwave combi oven, dishwasher and electric hob with extractor hood and glass back splash above. Central breakfasting island. Utility room with plumbing and housing for a washing machine and tumble dryer. Downstairs W.C. Store room to the front, formally the integral garage. First floor: Master bedroom to the front with bay window. Three further good sized bedrooms. A stunning family bathroom incorporates a modern suite of slipper bath with pillar tap, wash hand basin, W.C and separate shower cubicle. Loft space ideal for storage.

- FOUR GOOD SIZED BEDROOMS
- STUNNING FAMILY BATHROOM
- STYLISH KITCHEN/DINER
- DOWNSTAIRS UTILITY AND W.C
- EXCELLENT SCHOOL CATCHMENTS
- IDEAL FOR A FAMILY





OUTSIDE

To the front is a block paved driveway providing ample off street parking for two vehicles and leading to the store room with roller shutter door. The rear garden is beautifully landscaped to create a child and pet friendly garden with mature hedges and fencing to the borders. A raised terrace with balustrade surround gives an excellent space for entertaining and outdoor dining, with steps leading down to a lawn, further timber deck and children's play area with bark.

LOCATION

Barholm Road is a sought after street in the popular residential area of Crosspool with easy access to a wealth of amenities in Crosspool and Crookes. Excellent transport links and easy access to the Universities and teaching hospitals. Well regarded local schools for pupils of all ages and within a short commute of beautiful open countryside in the Peak District.

MATERIAL INFORMATION

Tenure: Leasehold.

Lease Length: 800 years from 1949.

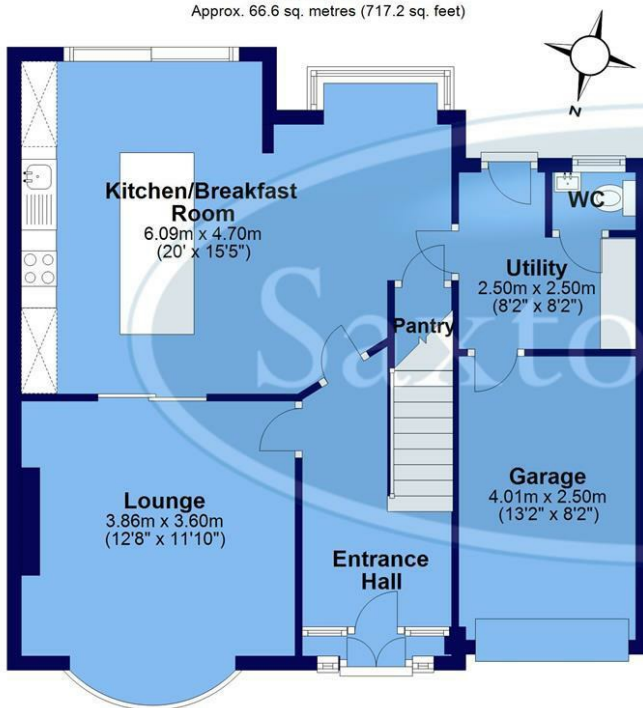
Ground Rent: £6.88.

Council Tax: Band D.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

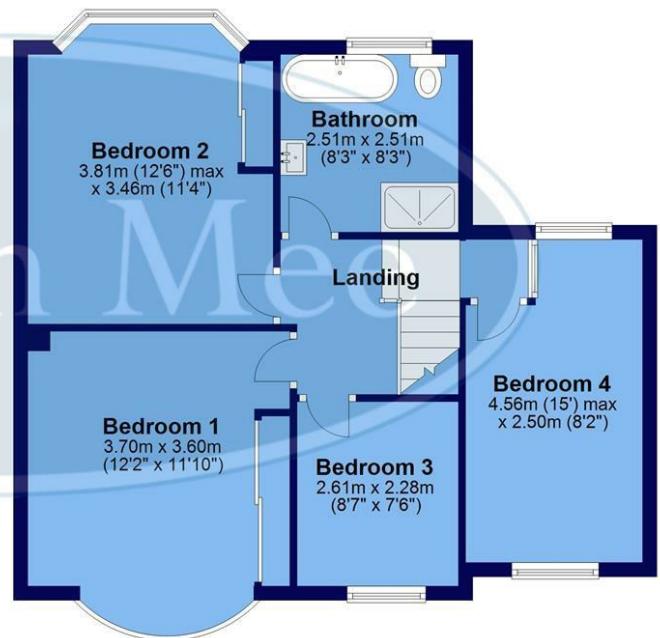
Ground Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 124.9 sq. metres (1344.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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