



**Bates Street Crookes Sheffield S10 1NQ**  
**Guide Price £210,000**



# Bates Street

## Sheffield S10 1NQ Guide Price £210,000

GUIDE PRICE £210,000-£220,000 \*\* FREEHOLD \*\* Offered for sale on a Freehold basis is this well presented three-bedroom mid-terraced house situated within the Crookes area of Sheffield. The accommodation is arranged over three floors, and benefits from gas central heating and uPVC double glazing throughout. In brief, the living accommodation comprises: lounge which benefits from a bay fronted window and laminate flooring. Access into the good sized kitchen/diner having a range of floor and wall units with a complementary work surface which incorporates the sink, drainer and the gas four-ring hob. Integrated electric oven. Laminate flooring. A door provides access to the cellar, where the meters are housed. Stairs lead to the first floor master bedroom which is a good sized double bedroom, with the benefit of a recessed cupboard space. Family bathroom with WC, wash basin, panelled bath and electric Mira shower above. Second single bedroom which houses the combi boiler. Stairs lead into the attic double bedroom which benefits from a front facing dormer window and Velux window to the rear elevation, which provide ample natural light.

- VIEWING RECOMMENDED
- THREE BEDROOMS
- EXCELLENT SCHOOLS CLOSE-BY
- REGULAR PUBLIC TRANSPORT
- SOUGHT AFTER LOCATION





Saxton Mee



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## OUTSIDE

Externally and to the rear of the building is a predominantly lawned area, with an outbuilding shed which provides additional storage.

## LOCATION

The property is situated towards the top end of Bates Street, benefitting from a host of local amenities including shops, pubs and restaurants all located within walking distance. It is located within proximity to the University of Sheffield (situated 0.7 miles south-east), Sheffield City Centre (approximately 2 miles south-east), and falls within the Westways Primary School catchment area (rated Ofsted 'Good').

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band and currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA





Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>61</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC