

Saxton Mee



Vernon Delph Crosspool Sheffield S10 5NS
Offers Around £575,000



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* SOUTH FACING REAR GARDEN * Viewing is essential to appreciate the accommodation on offer of this bay fronted, four bedroom, two bathroom semi detached property which enjoys a beautiful south facing rear garden. The property is situated on an admirable plot and has been effectively extended including a full-width rear extension and benefits from a driveway providing off-road parking, garage, uPVC double glazing and gas central heating. The spacious and well presented living accommodation briefly comprises: front composite door which opens into the entrance hall with a downstairs WC. Access into the lounge, open plan dining kitchen and study. The lounge has a large bay window allowing lots of natural light. The focal point of the room is the gas fire which benefits from fitted storage either side of the chimney breast. The hub of the house is the superb open plan dining kitchen. The kitchen has a range of wall, base and drawer units with complementary work surfaces, one which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include larder fridge and freezer, dishwasher, electric oven and microwave. Plumbing for a washing machine. The kitchen flows into the large extension which has three Velux windows and aluminium bi-fold doors which open onto the rear garden, a perfect extension for outside dining. Ample space for a dining table and chairs along-with a second sitting room and play room. Side composite stable entrance door. Access into the integral garage with electric door. From the entrance hall, a staircase rises to the first floor landing with access into the fully boarded loft space which offers excellent storage, the four bedrooms and the main bathroom. The master bedroom has the added advantage of an en suite shower room including a walk-in shower, WC and wash basin. Bedroom two and three both come with fitted storage. The four piece suite bathroom includes a bath and separate shower.

- VIEWING IS A MUST!
- STUNNING FAMILY HOME
- SOUTH FACING REAR GARDEN
- SPACIOUS & WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- WELL REGARDED SCHOOLS





OUTSIDE

To the front is a block paved, double-width driveway providing off-road parking for two cars. Steps lead to the entrance. Access down the side of the property to the fully enclosed rear garden. The south facing garden includes a large Indian stone patio perfect for outside and dining and entertaining. Good size lawn, further patio and decked terrace. Apple tree and planted borders.

LOCATION

Located in the popular residential area of Crosspool with fantastic amenities in both Crookes and Sandygate close-by including supermarkets, butchers, bakers, florist, greengrocers, pub and restaurants. Regular public transport. Highly regarded school catchment which includes Lydgate & Tapton Secondary School.

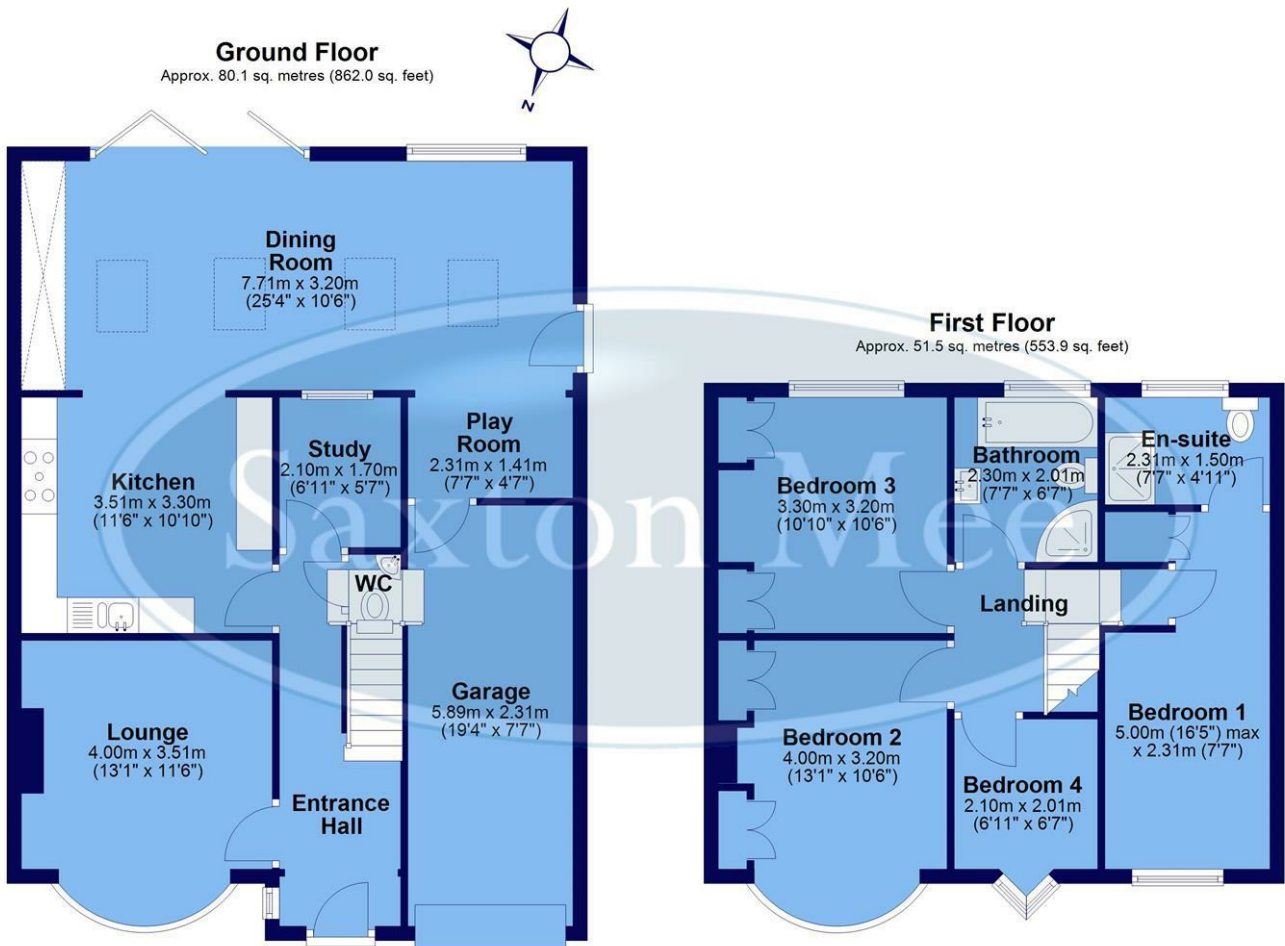
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 24th June 1935. The property is currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

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.



Total area: approx. 131.5 sq. metres (1415.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(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		71	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	78