

Saxton Mee

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Anne McNamara House Lydgate Lane Crookes S10 5FP
Price Guide £200,000



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GUIDE PRICE £200,000-£210,000 **FIRST FLOOR APARTMENT** ALLOCATED PARKING SPACE ** NO CHAIN ** Situated in this extremely popular residential development in the heart of Crookes is this deceptively spacious, two bedroom, two bathroom first floor apartment. The property enjoys well-kept communal gardens and benefits from a south facing balcony, gas fired central heating, timber double glazed windows and a secure intercom entry. In brief, the well presented living accommodation comprises: communal entrance door and hall. This apartment can be found on the first floor. A private door opens into the entrance hall with a storage cupboard. Access into the open lounge, kitchen/diner, two bedrooms and the principal bathroom. The open plan lounge enjoys a lovely south facing balcony. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, microwave, dishwasher, washing machine and fridge freezer. Breakfast bar. Both bedrooms are a good size. Bedroom one benefits from a good size ensuite with a Villeroy & Boch suite which includes a shower cubicle, WC and wash basin. Bedroom two benefits from bespoke, hand made wooden fitted wardrobes. The spacious bathroom comes with a Villeroy & Boch three piece suite which includes a bath with overhead shower, WC and wash basin. An internal inspection is highly recommended. Call our Crookes office today not to miss out on this fantastic opportunity. The bespoke wooden blinds will included in the sale.

- EARLY VIEWING ADVISED
- TWO BEDROOMS/TWO VILLEROY & BOCH BATHROOMS
- SECURED GATED DEVELOPMENT
- NO ONWARD CHAIN
- SUPERB LOCAL AMENITIES
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- EXCELLENT TRANSPORT LINKS
- SOUTH FACING BALCONY





OUTSIDE

Well maintained communal gardens, and a large secure bike store. Secure intercom entry system. Secure gated allocated parking space and ample visitor parking.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Well regarded local schools including Tapton Secondary and Lydgate Infant and Junior. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

MATERIAL INFORMATION

The property is Leasehold with 982 years remaining on the Lease. Ground Rent £200.00 per annum. Maintenance Charge £120.00 per month. The property is currently Council Tax Band C.

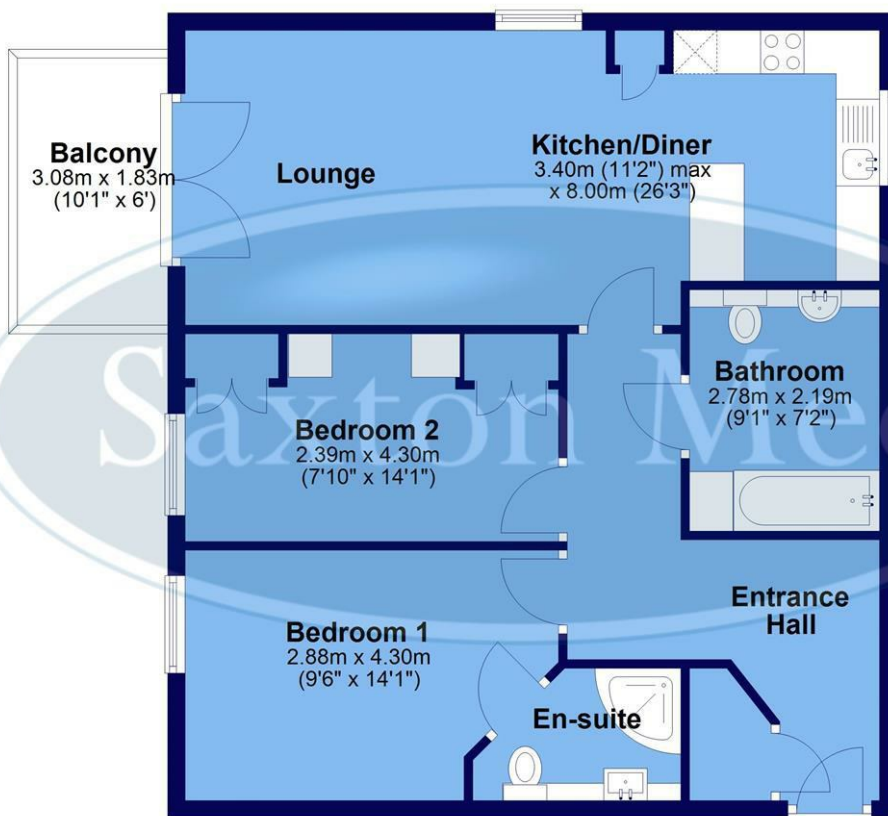
VALUER

Chris Spooner

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.

First Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	EU Directive 2002/91/EC	81	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	EU Directive 2002/91/EC		