

98 Evelyn Road, Crosspool, Sheffield, S10 5FG
£289,950

ARCHERS
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Council Tax Band: B

A spacious and well presented two double bedroom plus occasional attic room extended semi-detached home, which is located on this quiet no through road in Crosspool! Perfect for first time buyers or small families, the property enjoys good sized room, an open plan dining kitchen, off road parking and a spacious garden to the rear to name a few highlights. Positioned close to a wealth of shops, cafes and amenities, the property is also within the catchment area for Lydgate and Tapton schools and benefits from regular bus routes giving easy access to the Universities, Hospitals and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Side entrance hallway, lounge, open plan kitchen area, dining area, utility room and a downstairs wc. To the first floor there is a landing area, two double bedrooms and a bathroom. To the second floor there is a useful occasional attic room accessed from the master bedroom, which could be used for a variety of purposes. Outside, there is a driveway to the front and to the rear is a spacious garden with patio, lawn and surrounding hedges/fencing. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your visit today! Freehold tenure, council tax band B.

Entrance Hallway

Access to the property is gained through a side facing upvc entrance door which leads into the hallway, which has a radiator and staircase rising to the first floor accommodation. A door leads to the lounge.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed half bay window, radiator and feature inset fireplace with a log burner. A door leads to the open plan kitchen area.

Kitchen Area

A spacious, open plan room which takes full advantage of the rear extension. To the kitchen area there are modern styled fitted wall and base units with a granite effect laminated worksurface incorporating a five burner gas hob with extractor above and a stainless steel one and a half sink and drainer unit. There are integrated appliances including an electric oven/grill unit and a dishwasher. With space for a fridge freezer, tiled/carpeted flooring and a door leading to an under stairs storage cupboard. The room opens to the dining area.

Dining Area

Having ample space for a dining table, continued base

units with space for a wine cooler, a rear facing upvc double glazed window and a radiator. A door leads to the utility room.

Utility Room

Another great addition to the property, the utility room has space for a washing machine and tumble dryer, a radiator, vinyl flooring, a rear facing upvc double glazed window and front and rear upvc doors leading to the outside. A further door leads to the downstairs wc.

Downstairs WC

Having a low flush wc and pedestal wash basin.

First Floor Landing

A staircase ascends from the entrance hallway and leads to the first floor landing, which has a side facing upvc double glazed window and a radiator. Doors lead to all rooms on this floor.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed half bay window, radiator and fitted wardrobes. A door leads to the staircase rising to the occasional room.

Bedroom Two

The second bedroom is another double bedroom which has a radiator and a rear facing upvc double glazed window.

Bathroom

Having a suite comprising of a panelled bath with shower over, a vanity wash basin and low flush wc. With tiling to the walls and floor and a radiator.

Occasional Attic Room

A useful addition to the property, accessed from the master bedroom via a staircase, this versatile room could be used as an occasional bedroom or home office. Having a front facing velux window, radiator and space in the eaves for additional storage.

Outside

To the front of the property there is off road parking and a path which leads to the side of the property. To the rear there is a patio area and steps descend to a large lawned garden which has hedges surrounding. To the rear of the garden there is a further hardstanding area with a wooden shed, fencing to the rear and a tree.





First Floor
Approx. 30.0 sq. metres (322.9 sq. feet)



Second Floor
Approx. 22.2 sq. metres (238.7 sq. feet)



Total area: approx. 95.9 sq. metres (1032.2 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	65	
(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	