

13 Netherfield Road, Crookes, Sheffield, S10 1RA
£210,000



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Council Tax Band: A

A modern and spacious two double bedroom plus occasional attic room mid terraced home, located close to a wealth of amenities in Crookes! Perfect for first time buyers or landlords, this well presented home enjoys good sized rooms throughout and has upvc double glazing and gas central heating. Situated within metres of shops and cafes, the property also benefits from regular bus routes giving easy access to the Universities, Hospitals and the City Centre. In brief, the property comprises; Lounge with feature fireplace, dining kitchen with modern fittings and access to the first floor, a rear lobby area and downstairs bathroom with modern suite. To the first floor there is a landing area and two double sized bedrooms. To the second floor there is an occasional attic room which could be used for a variety of purposes, including an office! Outside, a shared passage gives access to the rear garden which has a patio area and steps rising to a lawned space, which is surrounded by fencing and walls for added privacy. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Leasehold tenure, 676 years remain on the lease, absent landlord (contact ourselves for further details on this). Council tax band A.

Lounge

Access to the property is gained through a recently fitted composite entrance door which leads directly into the lounge, which is a bright and spacious room having a front facing upvc double glazed window, laminate flooring and a feature fireplace with living flame gas fire, stylish tiled backing and a wooden surround. A door leads into the dining kitchen.

Dining Kitchen

Having modern fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven and grill and a slimline dishwasher, and space for a washing machine. The combi boiler is housed in the kitchen units and there is space for a dining table, tiled flooring, a radiator and rear facing upvc double glazed window. A trap door leads to the cellar, a staircase rises to the first floor and a door leads to the rear lobby area.

Rear Lobby

Having a side facing upvc door leading to the outside, tiled flooring, space for a fridge freezer and a door leading to the bathroom.

Bathroom

Having a modern suite comprising of a corner bath, pedestal wash basin and a low flush wc. With tiled flooring, a radiator and side facing upvc double glazed window.

First Floor Landing

A staircase ascends from the dining kitchen and leads to the first floor landing area, which has doors leading to all rooms on this level and a further staircase rises to the second floor accommodation.

Master Bedroom

A spacious double sized master bedroom which has a front facing upvc double glazed window, a radiator and a useful under stairs area.

Bedroom Two

The second bedroom is a larger than average double sized room which has a rear facing upvc double glazed window and ample space for bedroom furniture.

Occasional Attic Room

A staircase ascends from the first floor landing area and leads to the occasional attic room, which has a

wooden bannister rail, rear facing velux window and space for storage into the eaves. The room could be used for a variety of purposes such as an office or temporary bedroom.

Outside

A shared passage leads to the rear garden which is accessed via secure gate. Having a patio area with immediate access to the rear door, steps rise to the lawned garden which is made private having fencing and a brick wall surrounding.



Cellar
Approx. 13.1 sq. metres (140.7 sq. feet)



Ground Floor
Approx. 28.3 sq. metres (304.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.2 sq. feet)

First Floor
Approx. 23.3 sq. metres (251.2 sq. feet)



Second Floor
Approx. 18.3 sq. metres (196.5 sq. feet)



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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	