

HUNTERS®

HERE TO GET *you* THERE

71 Lydgate Lane, Sheffield, S10 5FN

Guide Price £450,000

Property Images



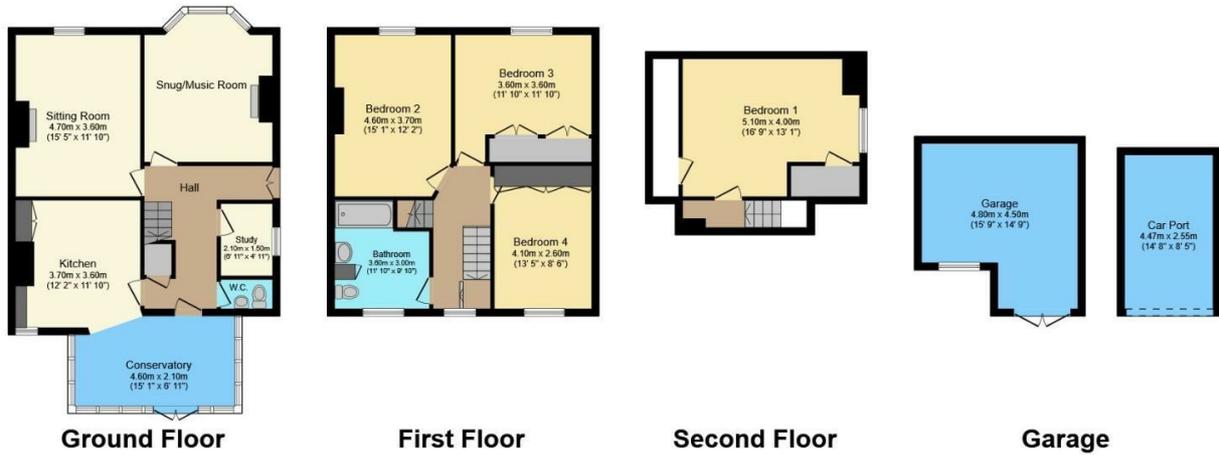
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Floorplan



Total floor area 186.8 m² (2,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

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

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Hunters are delighted to offer to Market this superb stone built 4 double bedroom semi detached home in Crookes. The property offers generous and flexible living accommodation over 3 levels plus the potential to convert the garage/store in an office or living accommodation. The property benefits from excellent views, two reception rooms, separate kitchen with extension and Aga plus a downstairs toilet and store to the ground floor, driveway, garage/store and pleasant enclosed garden

The accommodation comprises: Entrance hallway with access to the cellar. Living room with imposing bay window, feature fireplace. Separate dining room. Kitchen having a range of units complemented by a Corine worksurface and benefiting from an Aga, downstairs toilet and storage cupboard

Three bedrooms to the first floor, two with fitted wardrobes and. A larger than average bathroom with bath and separate shower and cupboard housing the combination boiler. Further staircase to the second floor and fourth double bedroom with a rear facing dormer window.

The front of the house is enclosed garden by a mature hedge which goes down the side of the house to the private rear garden. The driveway is blocked paved with gates which leads to the garage/store which can be converted to create a home office for additional accommodation.

Lydgate Lane is ideally placed for access to an excellent range of shops, bars, cafes, pubs and restaurants in Crookes, Crosspool and Broomhill, great transport links to the city centre and is in catchment for highly regarded Public and Private schools also well as been close to the hospitals and universities.

Features

- Four double bedroom semi-detached
- Kitchen Diner with Aga
- Two reception rooms
- Downstairs toilet
- Driveway with gates
- Garage with potential to convert to office or additional accommodation
- Large family bathroom
- Enclosed rear Garden
- In the catchment area for highly regarded Public and Private schools
- Convenient location