
HUNTERS®
HERE TO GET you THERE
59 Crawshaw Grove, Beauchief, Sheffield, S8 7EA

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£450,000

GUIDE PRICE £450,000 - £475,000
Nestled in the charming area of Beauchief/Greenhill, Sheffield, this delightful, extended semi-detached house on Crawshaw Grove which offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed bathrooms, one ensuite to the master bedroom and the family also providing jack & Jill access from bedroom no.3 ensure convenience for all residents, while the additional utility room and separate W.C. to the ground floor add to the practicality of the layout.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining guests. The interiors are neutrally decorated throughout, providing a blank canvas for you to personalise and make your own.

Outside, the landscaped garden is a true highlight, featuring a stylish composite deck, a luxurious hot tub, and well-maintained lawned areas, making it an excellent space for outdoor gatherings or quiet evenings under the stars.

Parking is a breeze with space for two vehicles, complemented by an integral garage, ensuring that you will never be short of room for your cars or additional storage.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its combination of modern amenities and outdoor charm, this residence is sure to appeal to those looking for a comfortable and stylish living space in Sheffield. Don’t miss the opportunity to make this lovely property your own.

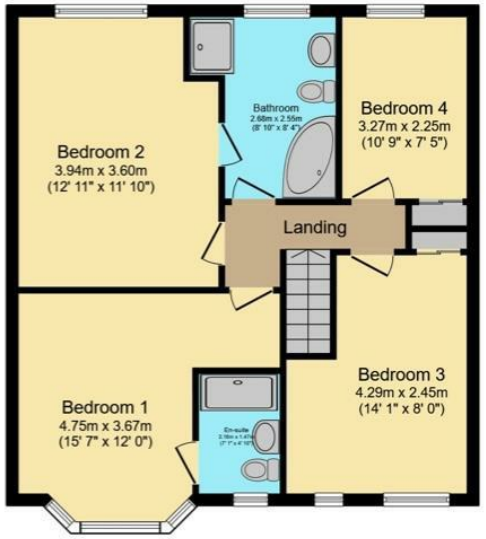
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Ground Floor

Floor area 89.3 m² (962 sq.ft.) approx

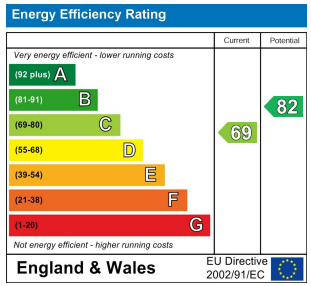


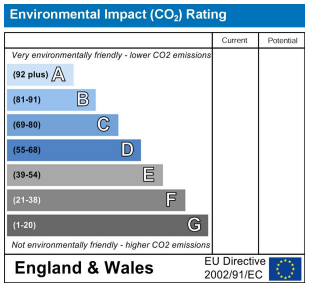
First Floor

Floor area 70.0 m² (753 sq.ft.) approx

Total floor area 159.3 m² (1,715 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). Powered by www.focalagent.com





This surprisingly deceiving semi-detached house has been tastefully extended to create a modern, spacious home with plenty of room for all the family.
Enter through the front door into the “upper” floor of the split-level ground floor, where you'll find a handy WC, utility room with space for a washing machine and tumble drier and ample cupboard and storage space for a further free-standing appliance such as a fridge-freezer.

The main attraction on this level is the large dual aspect reception room with Karndean flooring, areas for both relaxing and dining. Internal steps down from the hallway take you into an open kitchen-diner, with under-floor heating, ample worktops and cupboards, a central island and seating area and American fridge-freezer, integrated dishwasher, double oven, microwave oven and warming draw. Completing the ground floor is a garage with electric up and over door, which the current owners have used as both a home gym and storage space.

Upstairs, newly fitted carpets dress a split landing. To the left you will find the principle bedroom complete with en-suite containing a luxurious walk-in shower. The second double bedroom provides direct access to the newly renovated family bathroom, which contains a corner bath and second walk-in shower, and can also be accessed from the landing making it perfect for guests or an older child.
To the right of the landing are bedrooms 3 and 4, the third bedroom also being a double with built-in wardrobe and study area over the stairs. Bedroom 4 is to the rear, but also contains a built-in wardrobe and would make a great office or younger child's bedroom.
The loft has been boarded for storage and houses the boiler and hot water tank and would be suitable for conversion subject to planning, like many houses in the area.

The garden is access via the dining room or kitchen French doors onto either a composite decked balcony which is framed by a slim profile balustrade or a further composite deck area with plenty of space for outdoor furniture and the dual in the crown - a sunken hot tub with 120 jets, bluetooth speakers and lighting which is included in the sale of the property.

A further short flight of steps takes you down to a gently-sloping lawn perfect for animals and children to play, and a further patio area where you can enjoy the evening sun in this south facing garden. There is even space to build a home-office here if you so desire.

General Remarks
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TENURE
This property is long Leasehold with a term of 800 years from 25th December 1932 at a ground rent of £5.16 per annum.

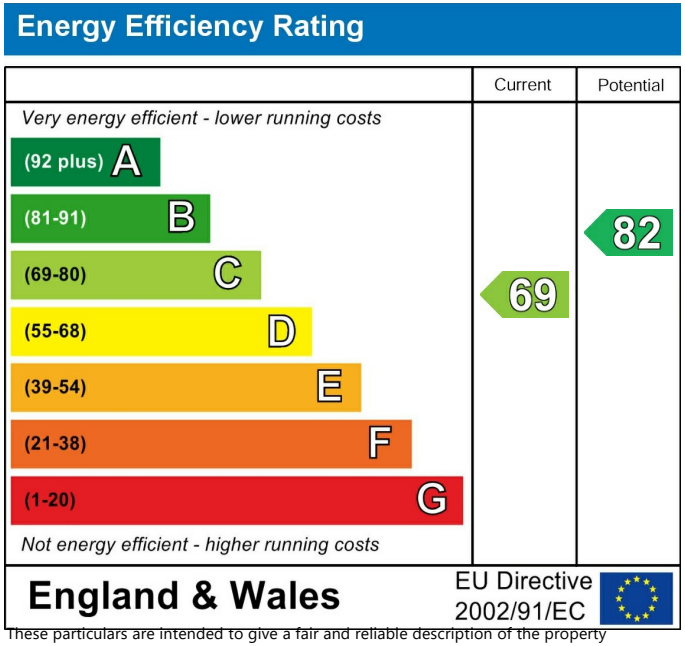
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

































