



**WHITEHORSES**

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Wilkin

41 Netherfield Road, Crookes, Sheffield

Sheffield

Offers in Region of £220,000

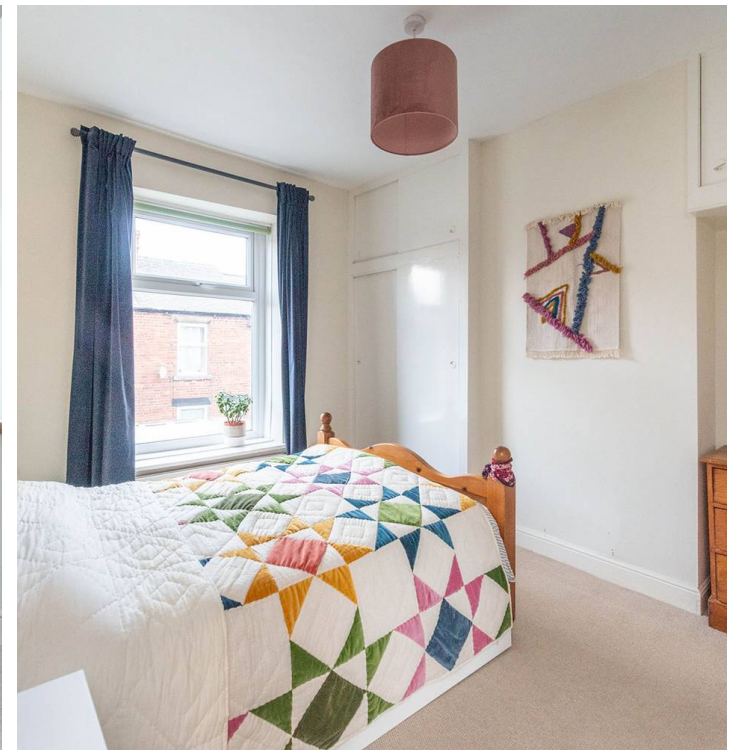
# 41 Netherfield Road, Crookes

Sheffield

An absolutely fabulous three bedroom, stone fronted, Victorian mid terrace. Located on this incredibly popular residential road within the very heart of ultra popular Crookes on the south west of the city. With a fabulous rear open plan fitted dining kitchen that gives direct garden access the property offers two great spacious and light floors of accommodation that is pitch perfect for the professional couple and first time buyers alike. Quietly tucked away within a short stroll of the Bolehills, fashionable Crookes high street is also close by that offers an array of independent cafes, eateries and shops. Principal hospitals and universities are also within walking distance, excellent schooling catchments are also on offer and not forgetting The Peak District is on the doorstep. With easy on road parking to the front it's easy to say that viewing is essential to do full justice to this wonderful home. In brief the property comprises, front sitting room, rear dining kitchen, three bedrooms and a bathroom are on the first floor.

Council Tax band: A Tenure: Leasehold

- FABULOUS THREE BEDROOM STONE FRONTED VICTORIAN TERRACE
- TWO WELL PRESENTED AND PROPORTIONED FLOORS OF ACCOMMODATION
- BEAUTIFUL REAR FITTED KITCHEN/DINER WITH DIRECT GARDEN ACCESS
- HEART OF ULTRA POPULAR CROOKES ON THE SOUTH WEST OF THE CITY







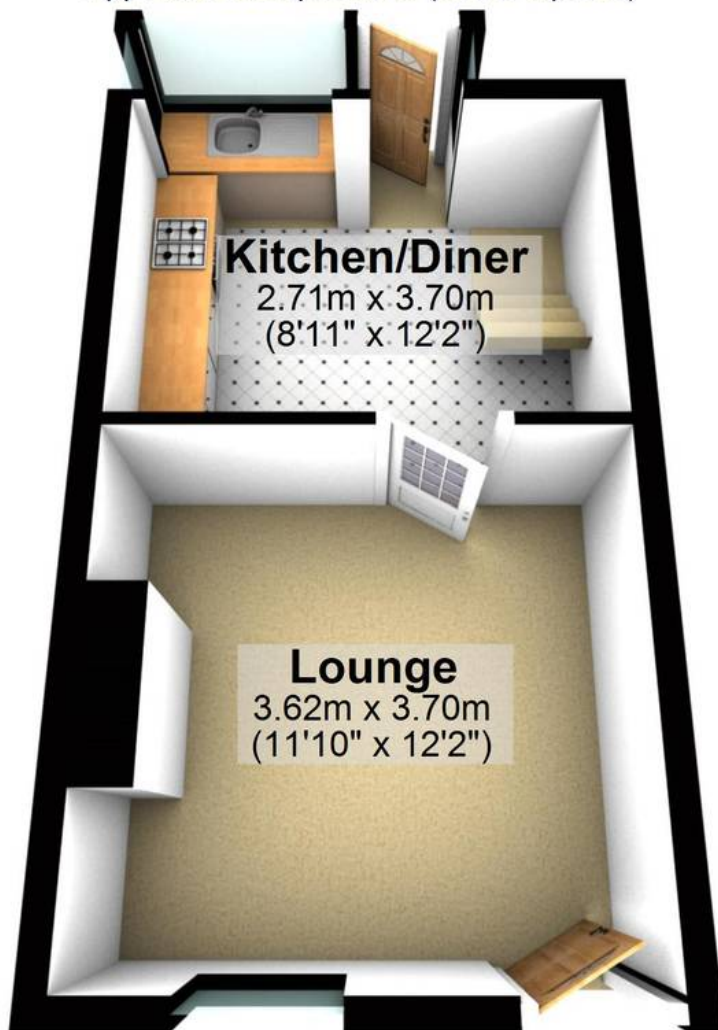
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## Ground Floor

Approx. 25.6 sq. metres (275.5 sq. feet)



## First Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



Total area: approx. 57.1 sq. metres (615.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.