



WHITEHORSES

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0114 268 8533
info@whitehorses.com
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44 Netherfield Road, Crookes

Sheffield

Guide Price £265,000 – £275,000

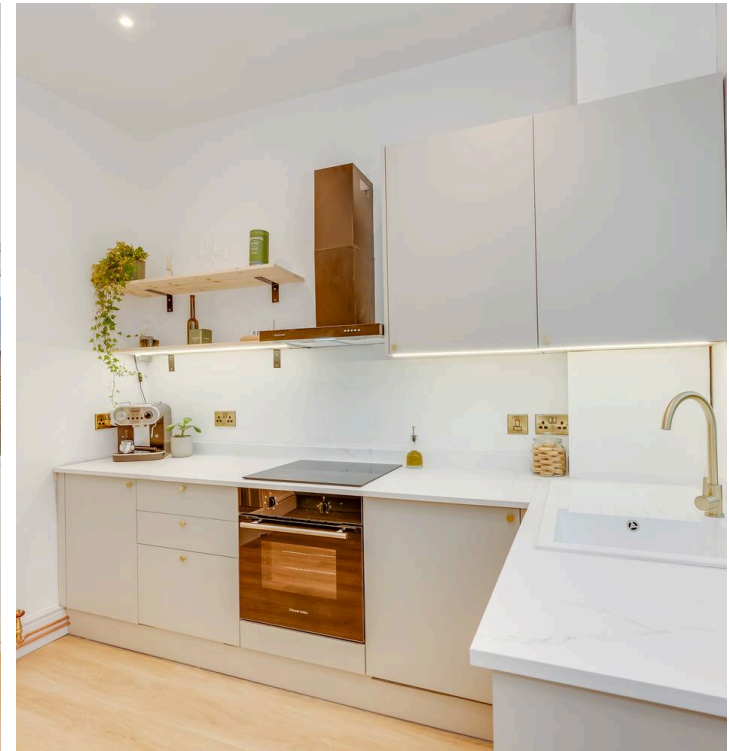
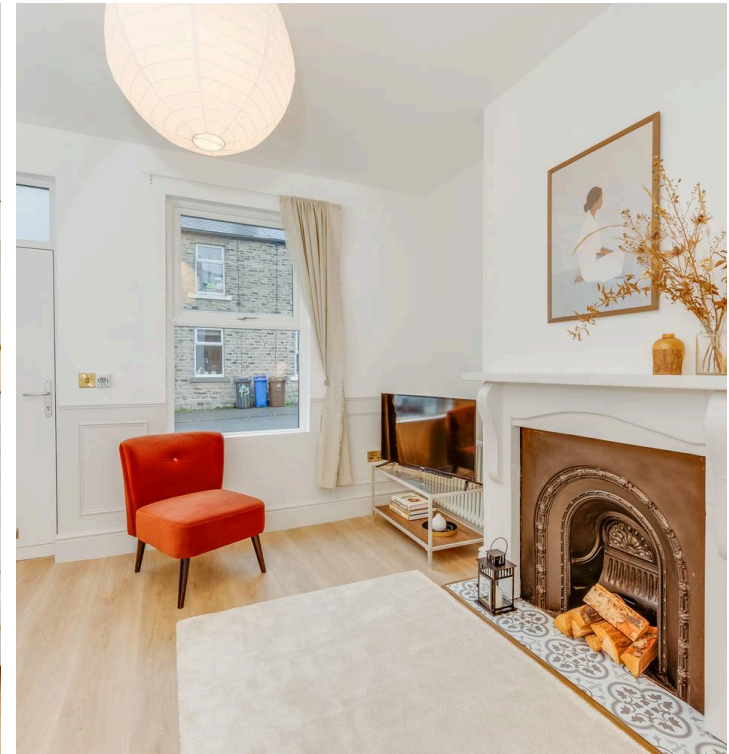
44 Netherfield Road

Crookes, Sheffield

Only upon a detailed internal viewing will the true finish of this spectacular, three bedroom, one bathroom, Victorian terrace house be fully revealed. Having been sympathetically transformed with no expense spared by the current vendors to create this contemporary and light finish throughout. This stunning home incorporates a newly fitted central heating system with Hive app control, full rewire, new roof, fitted kitchen with integrated dishwasher, washing machine, fridge and freezer, master loft bedroom, new windows and doors, full re-plaster and a landscaped rear garden. Having been careful to retain the original period feature fireplace and charm associated with a property from this era but effortlessly blending them with a cool and modern finish, together with far reaching city skyline views and no onward chain.

Council Tax band: A Tenure: Leasehold

- STUNNING THREE BEDROOM VICTORIAN TERRACED
- THREE IMMACULATE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 748 SQ FEET
- FINISHED INTERNALLY TO A SUPER HIGH STANDARD BY THE CURRENT VENDORS WITH A FLARE FOR DESIGN AND ATTENTION TO DETAIL THROUGHOUT
- LOCATED IN THE VERY HEART OF ULTRA POPULAR CROOKES TOWARDS THE SOUTH WEST OF THE CITY
- WALKING DISTANCE TO PRINCIPAL HOSPITALS UNIVERSITIES AND CENTRAL SHEFFIELD
- PITCH PERFECT FOR THE PROFESSIONAL COUPLE OR FIRST TIME BUYER LOOKING FOR A TURN KEY PURCHASE





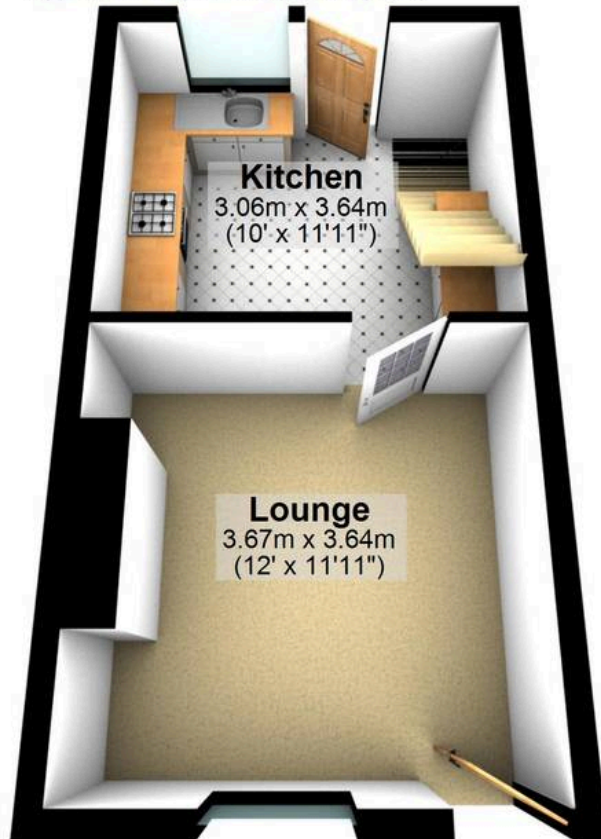
Outbuilding

Approx. 1.1 sq. metres (12.4 sq. feet)



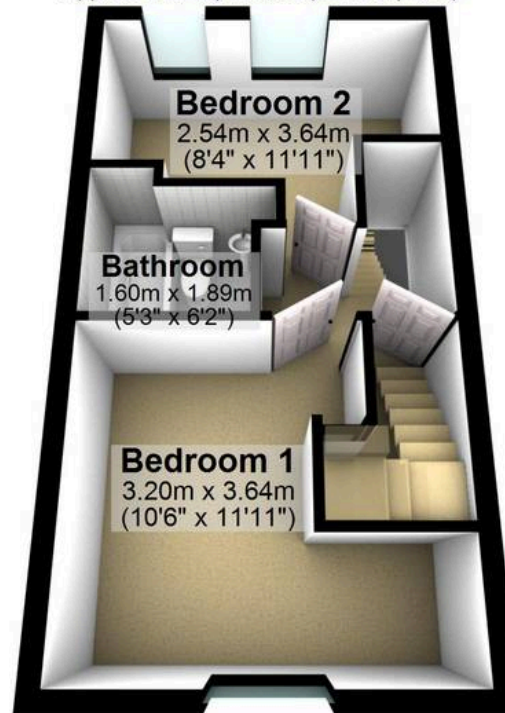
Ground Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.1 sq. feet)



Total area: approx. 69.5 sq. metres (748.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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