

LOT

6 Cobden Terrace, Crookes, Sheffield S10 1HN

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Guide price* £140,000+



A two bedroom cottage style terrace situated in a superb backwater position with long garden and offering immense scope.

Description

Situated in a superb backwater position in this highly sought after area is this stone cottage style terrace with two bedrooms and featuring a long garden. The house now requires refurbishment and modernisation but offers superb scope and warrants an early inspection. The house is vacant, has double glazing, gas mains connected with some electric heaters in situ, features cellars and also an attic room which may offer further extension potential subject to all the necessary consents and regulations.

Location

The property is situated in a Crookes a popular suburb towards the south west of Sheffield. It ideally located

for the full range of superb amenities including local shops and supermarkets, well regarded schooling and public transport links with access to the city. Close by are principal hospitals and Sheffield Universities, local pubs, restaurants and walks on the nearby Bole Hills and Rivelin Valley.

Accommodation

Ground Floor Lounge with focal fireplace, inner lobby and dining kitchen with access to the cellar.

First Floor Two bedrooms and a bathroom/WC Loft ladder pulls down and leads to a good sized attic space into the eaves.

Outside To the front of the house and leading down to

Cobden View Road is a long garden with lawn areas, patio, shrubs and plants. To the rear is a yard area and outhouse. Communal access to all houses runs along the front.

Tenure

Freehold, unregistered title but title plan on a 1949 conveyance in the deeds; please see legal pack for more information.

EPC

Energy Efficiency Rating F

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale. For more information connected to securing a mortgage on this property



please contact Blundells, our dedicated auction mortgage consultants on 0114 275 3853.

Viewing

Strictly by appointment with joint agent Blundells Hillsborough 0114 232 3246 For any other auction enquiries please call the auction team on 0114 254 1185