







67 Bole Hill Lane

Crookes • Sheffield • S10 1SA

Guide Price £280,000 - £305,000

Located opposite Bolehills in Walkley, S6 is a superb 3/4 bedroom end terrace family home improved by recent owners. Arranged over 3 levels offering fabulous park views. Improvements include conservatory at rear and loft conversion to create a stunning main bedroom with ensuite shower room. Features low maintenance rear garden, double glazing and combination gas central heating. The property enters through a front porch into an entrance hallway. The generously proportioned bay windowed lounge is presented with neutral décor, laminate floor and wall mounted electric fire. The kitchen is fitted with wood effect units, contrasting worktops and tiled splashbacks. There is an integrated oven and electric hob with space and plumbing for further appliances and useful walk-in pantry. Overlooking the garden, flooded with natural light is a fabulous conservatory creating a dining area with pleasant aspect. The first floor comprises of 2 double bedrooms, both offering a pleasant view of the garden or Bolehills and a fully tiled bathroom equipped with 3-piece white suite, overhead shower and glass screen, Stairs rise to create a further 2 bedrooms, incorporating an impressive main bedroom with dormer window and ensuite shower room. Externally established hedging offering privacy from the road. At the rear is a secluded low maintenance garden laid with stone patio, complemented by established planting. Bole Hill Lane is an extremely popular road well-served by local shops and amenities in Crookes, with a growing number of cafes and restaurants, local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.





- Superb 3/4 Bedroom End Terrace Family Home
- Overlooking Bolehills
- Arranged Over 3 Levels with Pleasant Aspect
- Modern Bathroom & Ensuite
- Generously Proportioned Lounge

- Impressive Conservatory
- Popular Location with Excellent Transport Links
- Low Maintenance Rear Garden
- Approx 700 years remaining £3.25pa
- Council Tax Band A, EPC TBC



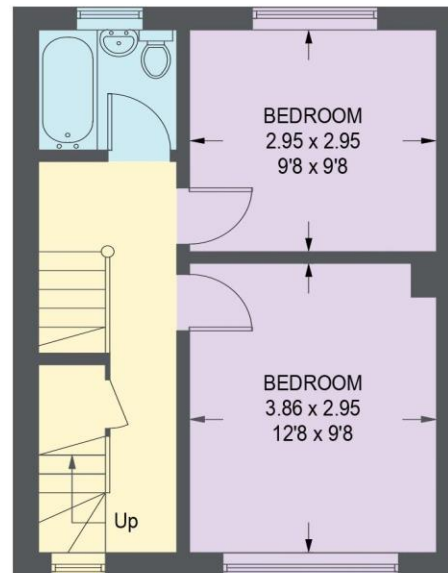


67 BOLE HILL LANE

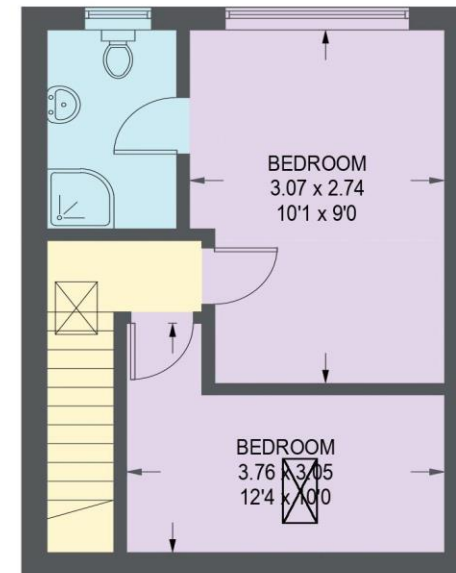
APPROXIMATE GROSS INTERNAL AREA = 114.2 SQ M / 1229 SQ FT



GROUND FLOOR
48.2 SQ M / 519 SQ FT



FIRST FLOOR
33.0 SQ M / 355 SQ FT



SECOND FLOOR
33.0 SQ M / 355 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

