

## 47 Loxley View Road

Crookes • Sheffield • S10 1QY

Guide Price £240,000 - £260,000

A stunning, recently renovated 3-bedroom mid terraced property within a short walk of Bole Hills recreational ground. Arranged over 3 levels and finished to a high standard incorporating contemporary solid wooden doors, anthracite column radiators, brushed steel light switches and stylish décor. Benefits from combination gas central heating and double glazing. The ground floor comprises of a cosy front facing lounge centred around a focal multi fuel stove upon a slate hearth and exposed brick chimney breast. The dining kitchen is fitted with neutral shaker style wall and base units, wood effect worktops and complementary tiled splashbacks. Integrated appliances include a Neff electric oven, 4 ring gas hob and overhead extractor. The Ideal combination boiler is wall mounted and there is trap door access to the cellar. The first floor comprises of 2 stylishly presented bedrooms and a fabulous modern Jack and Jill bathroom linking the master double bedroom and rear facing study. The second floor creates a stunning dual aspect double bedroom featuring twin Velux windows and rear facing dormer. Complemented by a monochrome tiled ensuite shower room. Externally a tiered rear garden is designed to offer a stone terrace, decked patio and upper lawn enclosed by fencing, mature planting and brick-built outhouse. Loxley View Road is well-placed for local shops and amenities on the high street, including a growing cafe culture, restaurants and bars, along with recreational facilities, public transport and access to the city centre, hospitals, universities and the Peak District.



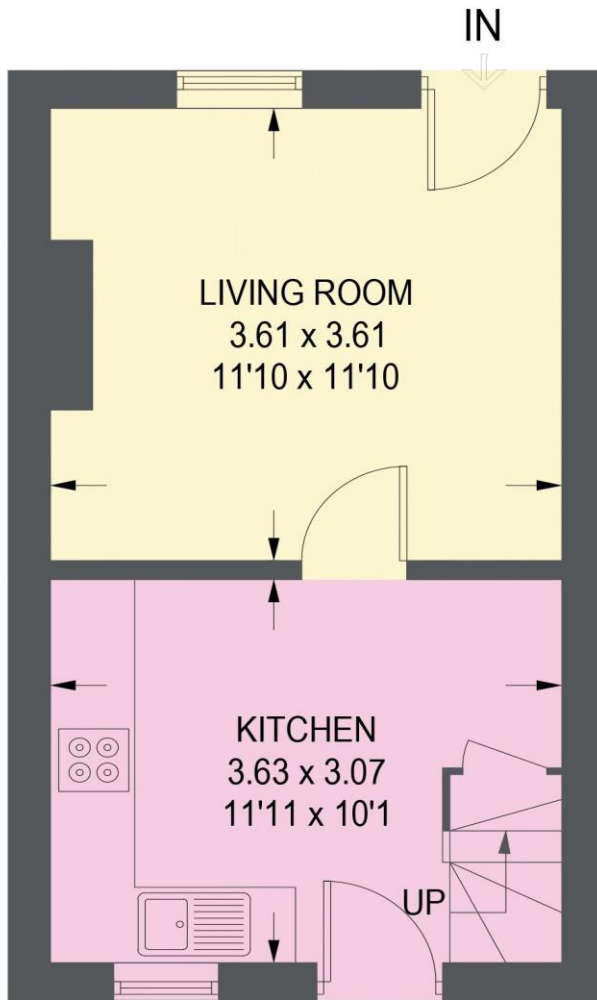


- 3 Bedroom Mid Terraced Property
- Recently Renovated
- Short Walk of Bole Hills Recreational Ground
- Stylishly Presented with Modern Decor
- 3 Bedrooms & 2 Bathrooms
- Combination Boiler & Double Glazing
- Attractive Landscaped Garden
- Popular Location of Crookes, S10
- Freehold
- Council Tax Band A, EPC TBC

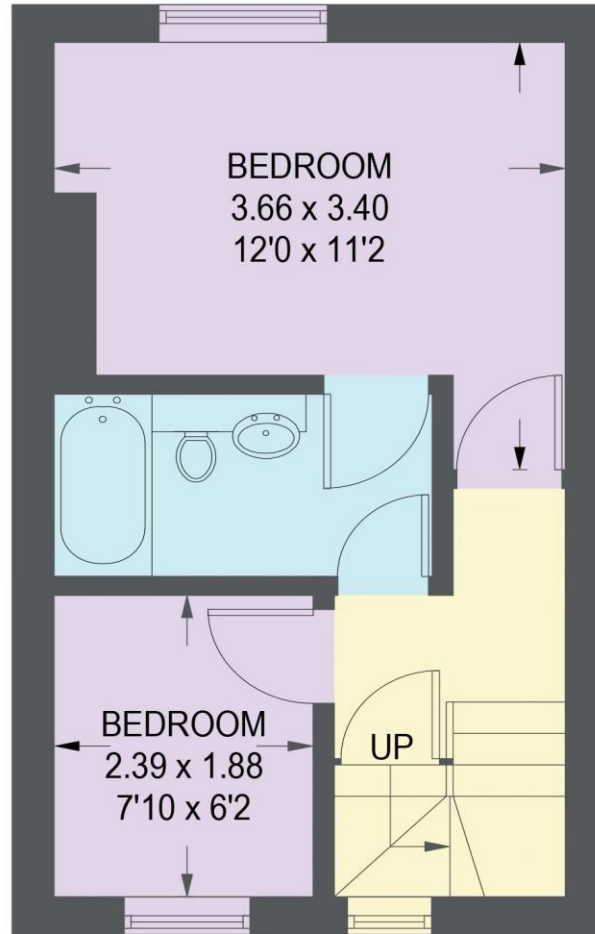


# 47 LOXLEY VIEW ROAD

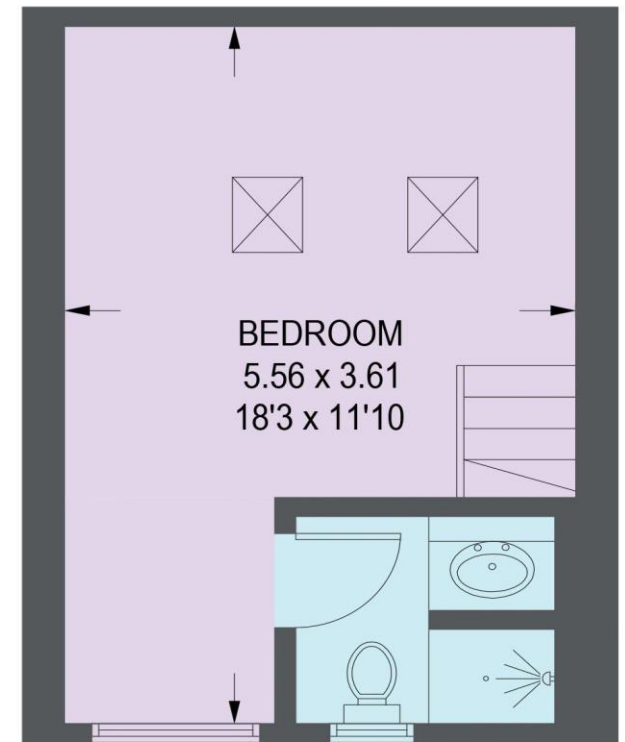
APPROXIMATE GROSS INTERNAL AREA = 70.1 SQ M / 754 SQ FT



**GROUND FLOOR**  
25.1 SQ M / 270 SQ FT



**FIRST FLOOR**  
24.8 SQ M / 267 SQ FT



**SECOND FLOOR**  
20.2 SQ M / 217 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. [View Floor Plans](#)



**haus**

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868