







21 Ryegate Road

Crosspool • Sheffield • S10 5FA

Guide Price £370,000 - £380,000

Located in the sought after location of Crosspool, S10 is a generously proportioned 3-bedroom semi-detached property measuring an impressive 1195 sq ft. In need of a scheme of modernisation yet offering fabulous potential to develop or extend into the loft space, at the side and rear, all subject to necessary consents. Reputable schools within catchment and on the doorstep to the Peak District. The ground floor features a welcoming hallway incorporating under stairs storage and walk in pantry. The bay fronted lounge is light and airy, presented in neutral tones with wall mounted gas fire. At the rear is a separate dining room which adjoins the garden room, overlooking the stunning garden. The kitchen is fitted with a range of wooden units, worktops and tiled splashbacks. Integrated appliances include oven and gas hob with space and plumbing for further appliances. The first floor comprises of 2 good sized double bedrooms, both offering a pleasant woodland / garden outlook and smaller third bedroom / home office. The shower room is partially tiled providing walk in shower enclosure, WC and handwash basin. The Worcester combination boiler is housed within built in storage. Externally is a landscaped front garden and block paved, shared driveway creating off street parking and access to the detached garage. The rear garden is designed with stone wall, raised beds and partial lawn, filled with an array of attractive, colourful planting, creating a perfect outdoor space in which to relax or entertain. Ryegate Road is extremely popular, being well-placed for local shops and amenities in Broomhill, Crosspool and Crookes, highly regarded local schools, recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.





- 3 Bedroom Semi Detached Property
- Located in Sought After Crosspool, S10
- Offering Fabulous Potential to Develop
- Light & Airy Accommodation
- Good Sized Bedrooms & Shower Room

- Combi Boiler & Double Glazing
- Stunning, Colourful Rear Garden
- Shared Driveway & Detached Garage
- Leasehold 800 years 16/07/1954 - Absent Landlord
- Council Tax Band C, EPC D



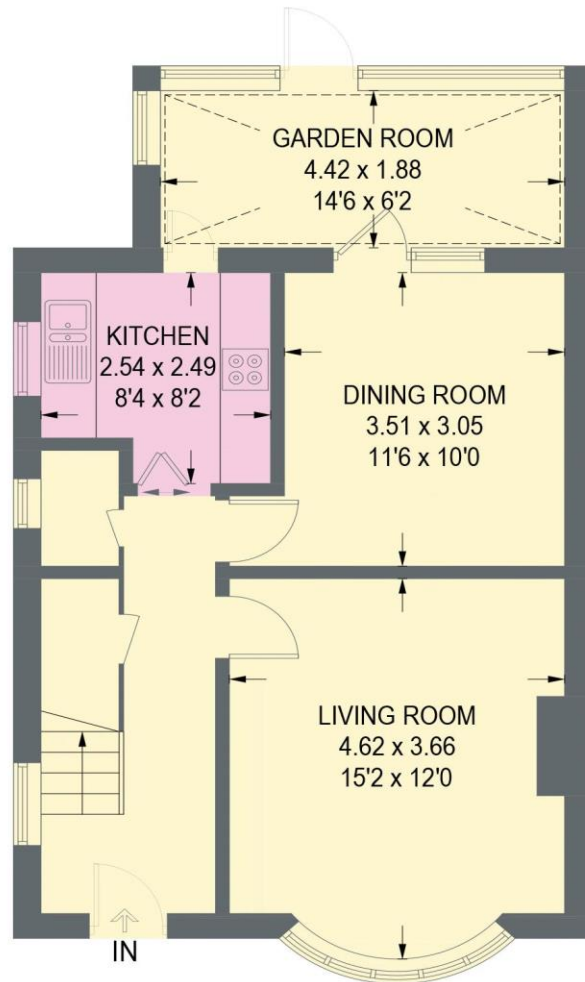


21 RYEGATE ROAD

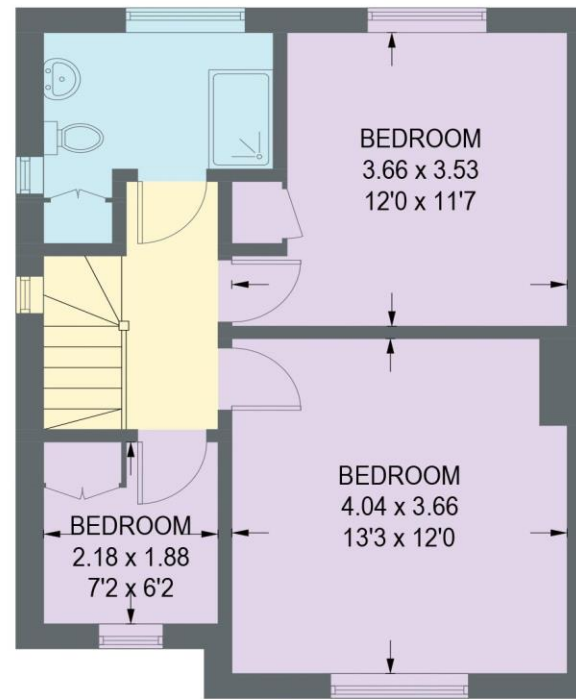
APPROXIMATE GROSS INTERNAL AREA = 97.9 SQ M / 1054 SQ FT

GARAGE = 13.1 SQ M / 141 SQ FT

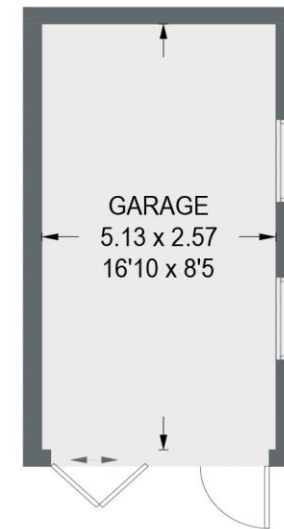
TOTAL = 111 SQ M / 1195 SQ FT



GROUND FLOOR
55 SQ M / 592 SQ FT



FIRST FLOOR
42.9 SQ M / 462 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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