



Brook Road, Sheffield, S8

£380,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 4

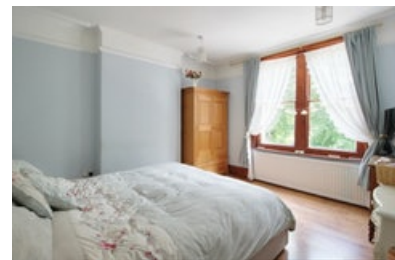
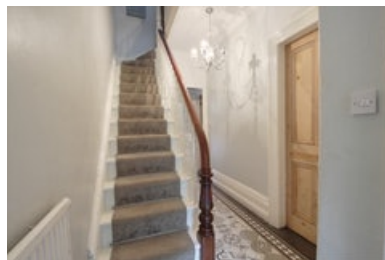
EARLY VIEWING IS ESSENTIAL TO AVOID MISSING OUT ON THIS BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME OVERLOOKING THE PARK! These rarely come on the market, especially with so many original period features still retained by the current owner, including tiled floor in hallway and stained glass wind

Key features:

- Beautiful family home overlooking the park
- Four double bedrooms
- Period features throughout
- Two generous size reception rooms
- Extended Kitchen diner
- Lovely enclosed rear garden
- Early viewing highly recommended to avoid missing out

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band C (£1600.00 per-annum)
- **Double Glazing:** None
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** years remaining
Ground Rent: £5.00 per-annum



EARLY VIEWING IS ESSENTIAL TO AVOID MISSING OUT ON THIS BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME OVERLOOKING THE PARK! These rarely come on the market, especially with so many original period features still retained by the current owner, including tiled floor in hallway and stained glass windows to name a couple.

The main accommodation comprises front period porch with stain glass, lovely entrance hallway with period arch and staircase to first floor, well presented and spacious bay windowed living room and separate dining room. Downstairs wc, large cellar and fantastic bespoke fitted breakfast kitchen. To the first floor there are three double bedrooms and the family bathroom. To the second floor is a large master with ensuite bathroom. The property is double glazed and gas centrally heated, ready to move in! To the outside there is a good size rear garden with stone flagged patio/BBQ area and lawn with flower beds and enclosed by picket fencing. This family home will be popular due to the location of the park, local amenities nearby, public transport links and easy access into the town centre.

Entrance porch

Period floor ing and beautiful stained glass door into the hallway with side light windows to match.

Entrance hallway 4 x 18'2

Lovely high ceilings with period arch and spindle balustrade to the staircase. Radiator to one wall and access to the cellar

Lounge 13'1 x 15'8

Well presented and spacious bay windowed living room, wood burning stove set upon a stone hearth! Ideal for cold wintry evenings. Radiator to one wall.

Dining room 11'7 x 12'7

Generous size dining room with rear facing window and radiator.

Downstairs wc 5'5 x 3'4

With low flush wc and hand wash basin.

Breakfast Kitchen 13 narrowing to approx 10ft x 23 ft

lovely bespoke kitchen with wall and base units, complementing work surface and inset sink. Built in double oven. Space with plumbing for washing machine and fridge freezer. Velux windows and a lovely bay window area ideal for breakfasting. A composite door leads into the garden.

Cellars

These almost match the footprint to the property apart from the kitchen area.

First floor Landing

Nice open landing area with light tunnel, spindle balustrade and access to three bedrooms and the family bathroom.

Bedroom Four 9'4 x 11'11

Double bedroom with rear facing window and radiator to one wall.

Bedroom Three 11'10 x 12'4

Double bedroom with rear facing window and radiator.

Bedroom Two 11'11 x 12'7

Well presented double bedroom with front facing window and radiator.

Family Bathroom 6 x 9'2

Traditional style suite in white comprising high flush wc, pedestal hand wash basin and panelled bath with shower over. Front facing window and period style cast iron effect radiator and towel rail.

Second floor

Master bedroom 18'3 x 16'7

A superb size master bedroom with velux windows and radiator to one wall.

En suite Bathroom 8'10 x 5'11

Modern fitted bathroom wuite in white comprising low flush wc, pedestal hand wash basin and panelled bath.

Outside

Attractive low maintenace front garden with side access and gate to the rear. The rear garden is split itno two areas with a large stone patio and enclosed lawn.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

63, Brook Road, SHEFFIELD, S8 9FJ

Dwelling type: Semi-detached house	Reference number: 2448-6000-6283-4171-6934
Date of assessment: 24 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 July 2019	Total floor area: 145 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,193
Over 3 years you could save	£ 1,746

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 270 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,746 over 3 years </div>
Heating	£ 4,557 over 3 years	£ 2,913 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 5,193	£ 3,447	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> <td style="background-color: #FFC107; text-align: center;">(55-68) D</td> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> <td style="background-color: #C0392B; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 10px;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">53</td> <td style="text-align: center; font-size: 2em;">75</td> </tr> </tbody> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	53	75	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 849
2 Cavity wall insulation	£500 - £1,500	£ 360
3 Floor insulation (suspended floor)	£800 - £1,200	£ 162

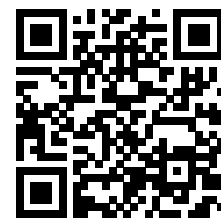
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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