



Baxter Drive, Sheffield, S6

£175,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 3

This truly beautiful home must be viewed to appreciate the quality which this tastefully decorated mid townhouse offers. With superb living accommodation spread over three floors, the elevated cul-de-sac position offers privacy and excellent views over Sheffield.

Key features:

- Wonderful family home
- Modern fixtures and fittings
- Conservatory
- Set over three floors
- Open Plan Living
- Cul de Sac Position
- Garage
- Close to local amenities
- Viewings highly recommended
- Very Popular Location

Extra info:

- **Property Age:** 55 years
- **Council Tax:** Band B (£1420.58 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 158 years remaining
Ground Rent: £22.50 per-annum



This truly beautiful home must be viewed to appreciate the quality which this tastefully decorated mid townhouse offers. With superb living accommodation spread over three floors, the elevated cul-de-sac position offers privacy and excellent views over Sheffield. Close to local shops, schools and public transport links.

The property briefly comprises of; ground floor entrance hall with access doors to the large garage, under stairs storage, large office and downstairs toilet, with stairs rising to the door to the first floor; a beautiful open-plan kitchen and spacious lounge with modern units and integrated appliances, garden views, conservatory with garden entrance door, fitted blinds throughout and stairs rising to the second floor; master bedroom with fitted wardrobes; bedrooms 2 & 3; family bathroom with white suite and over-bath shower.

To the outside; newly-fitted composite front door, block-paved double-width drive to the front (with space for 4 cars); large integral garage with up and over electric garage door; a lovely rear garden has a large artificially turfed lawn area leading to the large decked entertaining/bbq area, sunshine throughout the day and enjoying elevated views over Worrall and the countryside beyond.

This home includes:

- **Entrance Hall**

Newly-fitted carpets throughout; access to WC, office, under-stairs storage and integral garage; stairs to the first floor.

- **WC**

1.38m x 0.94m (1.2 sqm) - 4' 6" x 3' 1" (13 sqft)

WC and sink basin.

- **Office**

2.80m x 1.80m - 9' 2" x 5' 11"

Large space with newly fitted carpet and entry to the integral garage.

- **Kitchen**

6.6m x 5.5m - 21' 8" x 16' 5"

This stunning room is the heart of this wonderful home with double doors onto the Juliette balcony, boasting breathtaking views over Sheffield from the first floor. Modern cream finish base and wall units and wood effect work surfaces including a centre island with drawers, cupboards, wine rack and breakfast bar. Integrated appliances, five ring gas hob and extractor fan, tower oven and microwave. The sink is white ceramic reversible drainer with chrome metal mixer tap and a free-standing dishwasher is included. Electric under-floor heating throughout.

- **Lounge**

Open-plan layout with kitchen leading into spacious lounge. Feature wallpaper, wooden effect laminate flooring, tastefully painted walls and patio doors to the beautiful conservatory. Gas-fired newly-fitted radiator and electric under-floor heating throughout.

- **Conservatory**

3.80m x 2.5m - 12' 6" x 8' 2"

Large conservatory with insulated roof, fully lit with accent LED lighting. A bright room you would certainly spend time in; great for eating and relaxing. Fitted with modern wooden effect laminate flooring. Gas-fired newly-fitted radiator and electric under-floor heating throughout.

- **Bathroom**

2.50m x 1.61m - 8' 2" x 5' 3"

Bathroom with sparkling white suite of WC, sink basin and bath with shower over bath. The shower is a power shower vertical sprinkler with a 2nd removable head. Floor to ceiling grey stone effect tiles and the ceiling is clad with wood and gold trim.

- **Master Bedroom**

3.50m x 3.30m - 11' 6" x 10' 10"

Overlooking the beautiful garden, with newly-fitted carpet and large fitted wardrobe with sliding doors.

- **Bedroom 2**

3.10m x 3.00m - 10' 2" x 9' 10"

Stunning views over Sheffield through this front-facing double bedroom.

- **Bedroom 3**

2.50m x 2.20m - 8' 2" x 7' 3"

Good sized single bedroom overlooking the back garden. Handy storage cupboard and neutral decor.

- **Garage**

4.70m x 2.80m - 15' 5" x 9' 2"

Garage with up and over electric garage door, housing the combi-boiler and plumbing for the washing machine.

Floor plan:



Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

24, Baxter Drive, SHEFFIELD, S6 1GH

Dwelling type: Mid-terrace house	Reference number: 9008-2005-7239-6721-2994
Date of assessment: 10 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 January 2019	Total floor area: 86 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:	£ 2,481
Over 3 years you could save	£ 462

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 462 over 3 years</p> </div>
Heating	£ 1,944 over 3 years	£ 1,575 over 3 years	
Hot Water	£ 351 over 3 years	£ 258 over 3 years	
Totals	£ 2,481	£ 2,019	

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> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<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 Cavity wall insulation	£500 - £1,500	£ 294
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
3 Solar water heating	£4,000 - £6,000	£ 93

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 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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