

66 Bole Hill Lane, Crookes, Sheffield, S10 1SB

Saxton Mee

66 Bole Hill Lane

Crookes

Guide Price

£325,000

GUIDE PRICE: £325,000-£335,000

A spacious three bedroom end terrace property, ideally situated in the ever popular area of Crookes. Offering well-proportioned accommodation, a fantastic open plan living space and a wraparound garden, the property is offered to the market with the added benefit of no onward chain.

The accommodation briefly comprises an entrance hall with useful storage cupboard, leading through to an impressive open plan living kitchen and dining space ideal for relaxing and entertaining. This bright and inviting room benefits from plenty of natural light and patio doors opening onto the rear garden. To the first floor are two bright and spacious double bedrooms, a third bedroom currently utilised as a home office, and a modern family bathroom. Access to the loft provides further useful storage.

Externally, the property benefits from a wraparound garden, providing excellent outdoor space, together with a garage offering additional storage. There is also potential to create off street parking through the installation of a dropped kerb, subject to the necessary consents.

The property is conveniently positioned for access to the local amenities of Crookes, including a range of independent cafés, shops and everyday conveniences. Nearby parks and green spaces are also within easy reach, adding to the appeal of this well-located home. Crookes has been named the sixth coolest neighbourhood in the UK for 2026 by Time Out, making it an increasingly sought-after place to call home.

- Spacious three bedroom end terrace property
- No onward chain
- Situated in the ever popular area of Crookes close to independent shops, cafes and parks
- Impressive open plan living kitchen and dining space
- Plenty of natural light throughout
- Patio doors opening onto the rear garden
- Two double bedrooms and a third bedroom currently utilised as a home office
- Modern family bathroom
- Wraparound garden and garage providing additional storage
- Potential to create off street parking, subject to the necessary consents



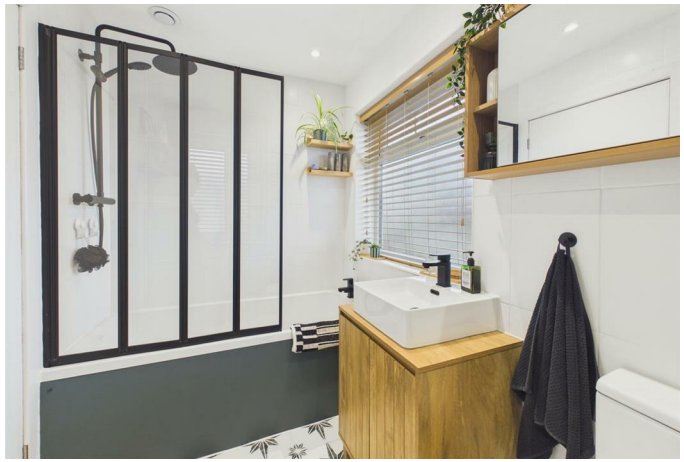






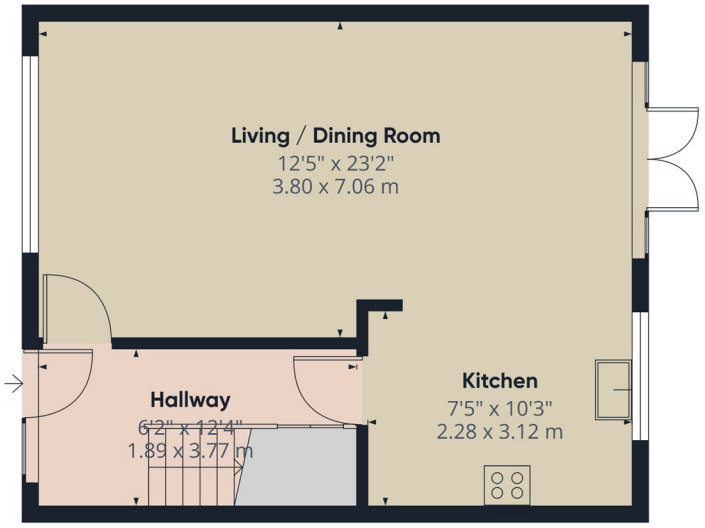




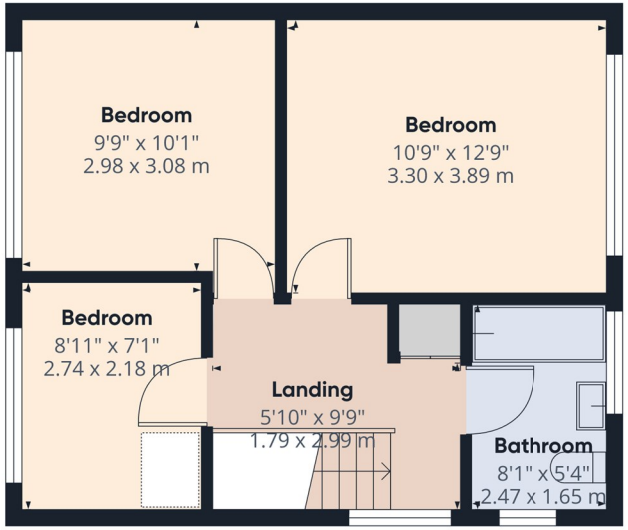




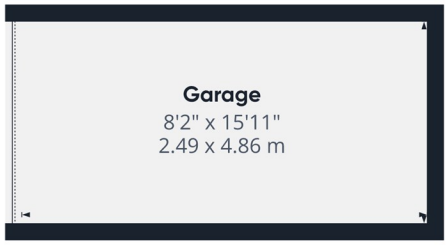




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

983 ft²

91.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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