

# 5 19 Beehive Road, Crookesmoor, Sheffield, South Yorkshire S10 1EP

**GUIDE PRICE £125,000–£150,000\***

**VACANT HOUSE**

- **Stone fronted bay window terrace**
- **In need of modernisation**
- **Sought after cul-de-sac location**
- **Walking distance of the university**
- **Planning permission for two flats**
- **Two large cellars**
- **Three first floor bedrooms & large attic**
- **Views towards the city centre**
- **Potential for investment or owner occupation**

## Ground Floor

Entrance Hall  
Bay Window Sitting Room 5.20m x 3.16m

Dining Kitchen 3.92m x 3.17m  
Rear Lobby/Utility 2.39m x 1.09m  
Bathroom/WC 2.30m x 1.42m

## Basement

Two Large Cellars

## First Floor

Landing with under stairs store  
Front Bedroom 4.23m x 2.30m  
Front Bedroom 3.23m x 1.73m  
Rear Bedroom 2.63m x 2.99m

## Second Floor

Large Attic Room 4.87m x 4.17m with front & rear Velux windows

## Outside

Forecourt  
Rear Garden Area

## EPC Rating D

A full copy of the EPC will be available to view via our website

## JOINT AUCTIONEERS

Fairways, 356  
Meadowhead, Sheffield  
S8 7UJ



## VIEWING

Strictly by appointment with the Auctioneers  
0114 2760151  
or reception@markjenkinson.co.uk

## SOLICITORS

Foys, Church Steps All Saints Square, Sheffield S60 1QD

