



69 Bole Hill Lane, Crookes, Sheffield, S10 1SA

Saxton Mee

69 Bole Hill Lane

Crookes

Guide Price

£260,000

Guide Price £260,000 to £275,000

This delightful three-bedroom mid-terrace home on Bole Hill Lane, Crookes, offers a warm and welcoming feel in a highly sought-after location, directly opposite the beautiful Bole Hills and just a short stroll from the Rivelin Valley Nature Trail. The ground floor provides a bright and spacious living room featuring a charming bay-fronted window, adding character and allowing natural light to flood the space. To the rear, there is a modern and well-proportioned dining kitchen, ideal for everyday family life and entertaining, with direct access to the rear garden.

To the first floor, the property offers three well-presented bedrooms, providing flexible accommodation for a range of buyers including first-time buyers, couples, families, or retirees. The floor is completed by a newly fitted bathroom, finished to a modern standard.

Externally, the home benefits from a private and family-friendly south facing rear garden—perfect for relaxing, gardening, or outdoor dining in the warmer months.

The location is a real highlight, with Bole Hill Park directly opposite offering open green space for walks and recreation, while the nearby Rivelin Valley Nature Trail provides stunning scenery and peaceful walking routes. Local shops, amenities, schools, universities, and Sheffield Teaching Hospitals are all within easy reach, with excellent transport links into the city centre.

A superb opportunity to acquire a well-positioned and versatile home in a popular residential area, combining nature, convenience, and community living



- Three-bedroom mid-terrace home in sought-after Crookes location
- Positioned directly opposite Bole Hills with open green space
- Bright bay-fronted living room with plenty of natural light
- Spacious dining kitchen with access to the rear garden
- Three well-proportioned bedrooms on the first floor
- Newly fitted modern bathroom
- Private, family-friendly rear garden
- Close to Rivelin Valley Nature Trail, local amenities, schools, and city centre links
- FREEHOLD - EPC C
- Viewings via Banner Cross Office



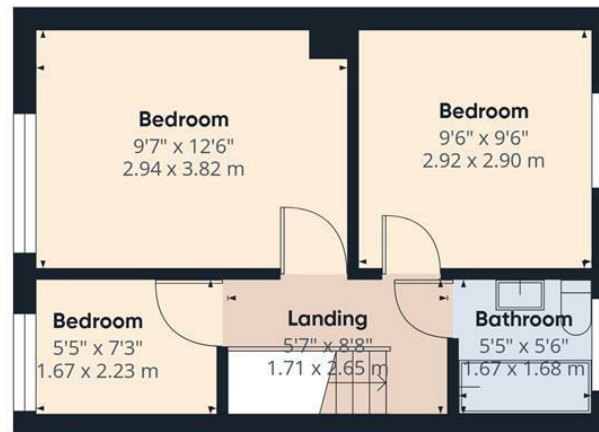




Ground Floor

Approximate total area^m

652 ft²
60.6 m²



Floor 1

(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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