



**HUNTERS**<sup>®</sup>  
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27 Clementson Road, Crookes, Sheffield, S10 1GS

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Asking Price £250,000

Hunters Crookes are pleased to present to market this stone fronted, bay windowed, mid terrace house situated on this cul-de-sac in the popular residential area of Crookes. The property which is less than a mile from major hospitals and Sheffield University briefly comprises; side entrance lobby with stairs to the first floor, front facing living room with bay window and feature fire place, rear dining room with a further feature fireplace and stairs down to the cellar. There is an off shot kitchen having wall and base units together with a wall mounted gas fired combination boiler. To the first floor is the landing, two double bedrooms with the rear benefiting from space over the passageway and a modern tiled bathroom. To the second floor is a further double bedroom also benefiting from space over the passageway. Externally the property has a small fore garden whilst to the rear is a patio seating area together with a level area laid to lawn making it an ideal space for alfresco dining.

#### GENERAL REMARKS

#### TENURE

This property is Freehold.

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

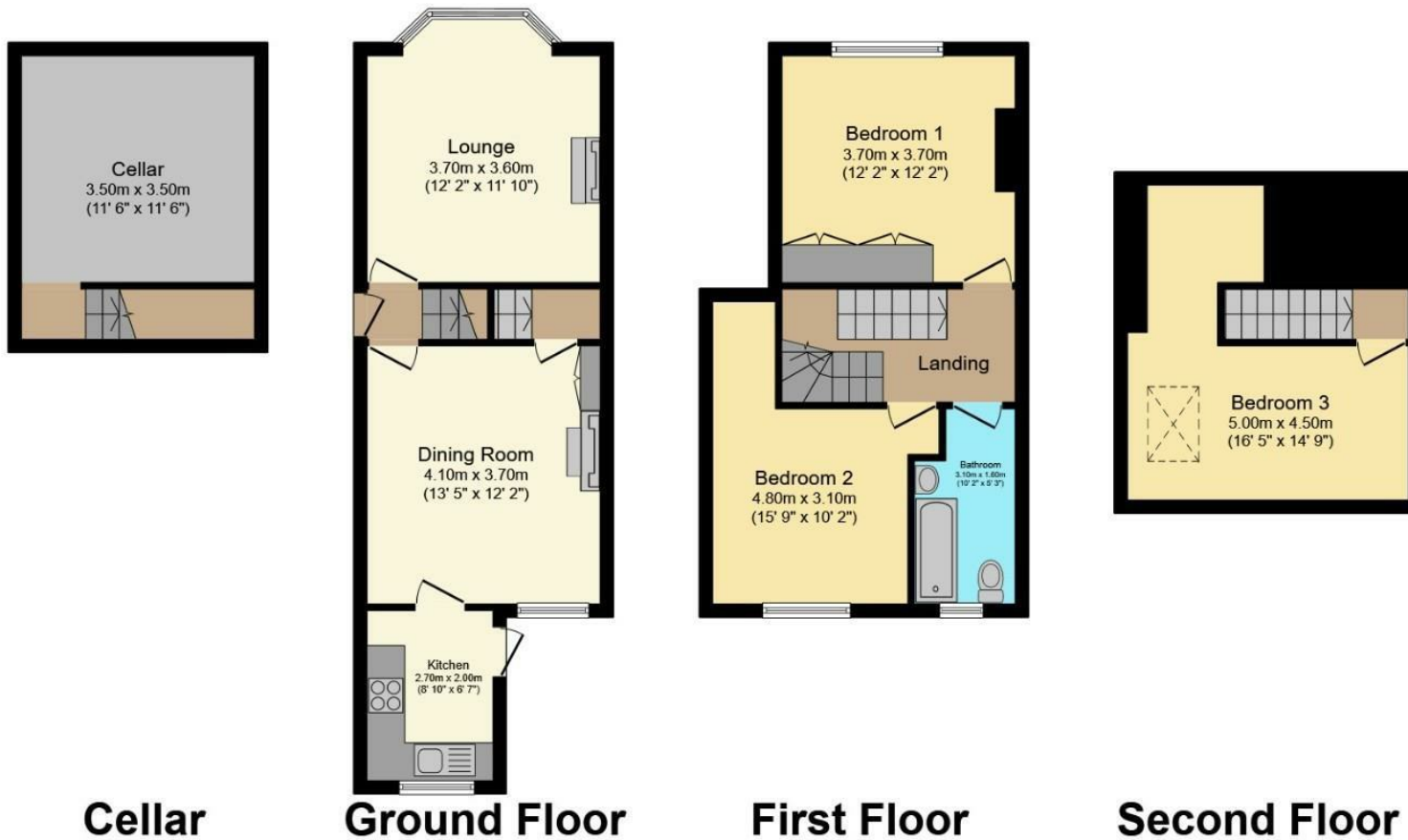
#### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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**Cellar**

**Ground Floor**

**First Floor**

**Second Floor**


Total floor area 115.4 sq.m. (1,242 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>83</b>
		<b>63</b>	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











