



HUNTERS[®]
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56 Burns Road, Crookesmoor, Sheffield, S6 3GL

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Offers In The Region Of £260,000

A three double bedroom, end terrace house with double off shot kitchen and bathroom location only half a mile from Sheffield University. This neutrally decorated property is an ideal purchase for those looking for accommodation close to both Sheffield University and surrounding hospitals. The property which is over 1000sq ft briefly comprises; front facing living room, inner hallway with stairs up to the first floor and down to the cellar in the basement. To the rear is a second reception room/dining room with a separate fitted off shot kitchen. To the first floor is the landing with built in airing cupboard, two double bedrooms and an off shot bathroom with four piece suite including bath, sink, w.c and separate shower cubicle. To the second floor is a further double bedrooms with rear dormer window overlooking the gardens to the rear. Externally the property has steps from the pavement to the front door whilst to the rear is an end terrace style garden with patio area immediately accessible from the kitchen door with a rectangular garden mainly laid to lawn but does have some mature trees/shrubs.

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 A.

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.

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Total floor area 112.7 sq.m. (1,213 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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.









