

HUNTERS[®]

HERE TO GET *you* THERE



Bole Hill Lane

Crookes, Sheffield, S10 1SA

£200,000



Council Tax: A



9 Bole Hill Lane

Crookes, Sheffield, S10 1SA

£200,000



- TWO BEDROOM • DINING KITCHEN
STONE FRONTED
TERRACED
- TWO DOUBLE • MODERN BATHROOM
BEDROOMS
- GREAT LOCATION • CLOSE TO LOCAL
AMENITIES
- NO ONWARD CHAIN • EPC RATING E

HUNTER CROOKES are delighted to market this two bedroom stone fronted terraced home situated in this popular residential area with access to good local amenities, restaurants and public transport links. The accommodation, which benefits from gas central heating and double glazing, briefly comprises; modern fitted dining kitchen and good sized front facing living room with gas fire. To the first floor is the front facing master bedroom and modern bathroom. Further double bedroom to the second floor. Outside, there is a yard area to the rear. This well presented property is ideal for first time buyers and investors alike.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 29 October 1898.

RATING ASSESSMENT

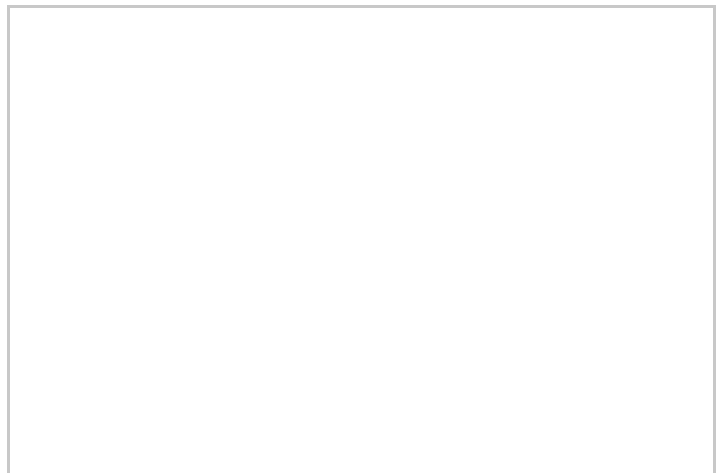
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.**



Road Map



Hybrid Map



Terrain Map



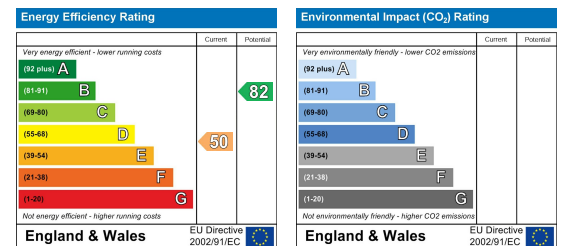
Floor Plan



Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.