



HUNTERS

FOR SALE
0114 206 9000

HUNTERS[®]

HERE TO GET *you* THERE

115 Duncan Road, Crookes, Sheffield, S10 1SP

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£290,000

- THREE BEDROOM SEMI DETACHED
- MODERN FITTED KITCHEN WITH APPLIANCES
- RECENTLY REDECORATED THROUGHOUT
- PRIVATE REAR GARDEN
- EXCELLENT LOCATION
- NO ONWARD CHAIN
- EPC RATING D

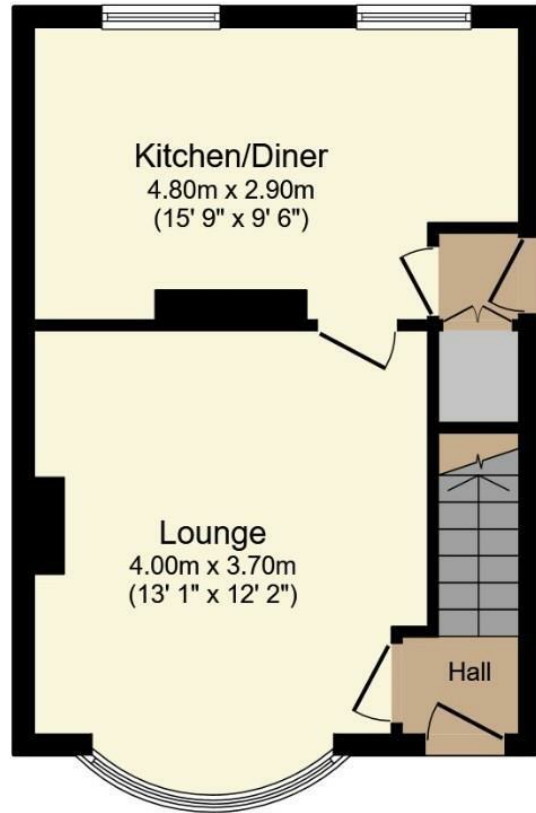
GUIDE PRICE £290,000 - £300,000

Welcome to this charming three-bedroom semi-detached house located on Duncan Road near the end of the quiet cul de sac in the picturesque area of Crookes, with the benefit of NO UPPER CHAIN. This property boasts a lovely bay windowed lounge, perfect for relaxing. A modern fitted dining kitchen with base and wall cabinets, appliances and door which leads out to the private rear garden.

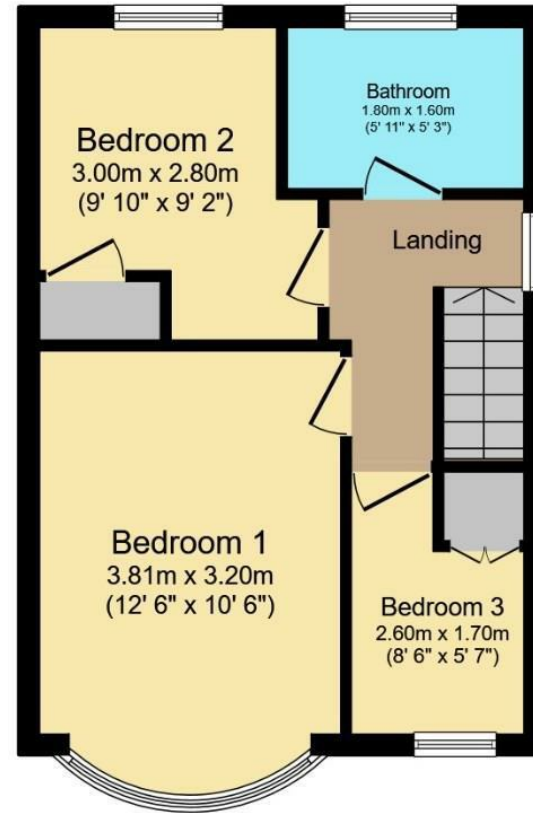
First floor rises from the entrance lobby giving access to the Master bay windowed bedroom, further double bedroom to the rear and single bedroom. Bathroom having a suite comprising of panelled bath with shower over, wash basin and low flush wc. The property has recently undergone redecoration throughout and new carpets, plus benefits from gas central heating and double glazing.

The area of Crookes has been an ever popular place to live with excellent amenities including good public transport to City Centre, central hospitals and Sheffield University. Great shops, bars and restaurants and good access to the Countryside and Peak District or closer walks on the Bolehills, having access from the end of this road.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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Ground Floor



First Floor

Total floor area 69.4 sq.m. (747 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			84
		63	
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years
From 24 June 1934 at a ground rent of £3 per annum.

RATING ASSESSMENT

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


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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<i>Very energy efficient - lower running costs</i>		
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(81-91) B		84
(69-80) C	63	
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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









