



HUNTERS[®]

HERE TO GET *you* THERE

346 School Road, Sheffield, S10 1GR

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£240,000

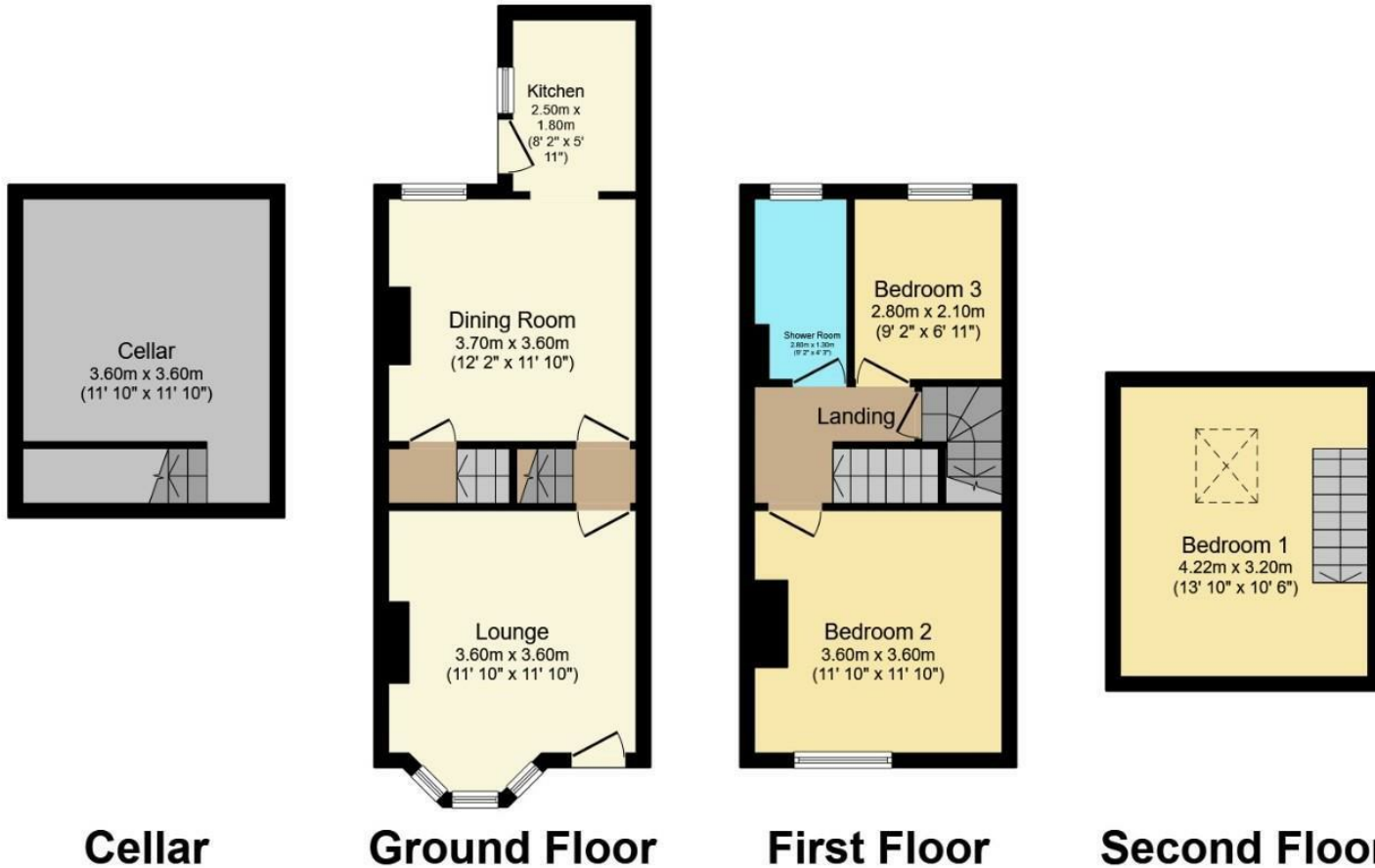
Hunters are delighted to offer this charming stone fronted end terrace house, having the benefit of three double bedrooms and located on School Road in the sought-after area of Crookes. This property boasts a fantastic location, perfect for those looking to be in the heart of this vibrant community.

As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining or relaxing with family. The bay windowed lounge adds character to the property, creating a cosy atmosphere to unwind after a long day. Whether you are enjoying a quiet evening in or hosting friends, this house offers the perfect setting for all your needs.

One of the highlights of this lovely home is the modern off-shot kitchen with a range of wall and base cabinets incorporating the gas hob, built in oven, extractor fan over and stainless steel sink with mixer tap and a Velux style roof light. With a dining room off the kitchen its an ideal space for preparing delicious meals and hosting dinner parties. The property is equipped with gas central heating and double glazing, ensuring a warm and energy-efficient living space throughout the year. To the first floor are two good sized bedrooms and modern shower room, with further double bedroom to the second floor. Outside is a low maintenance rear yard.

Don't miss the opportunity to make this delightful property in Crookes your new home. Book a viewing today and experience the charm and comfort this house has to offer.

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Cellar

Ground Floor

First Floor

Second Floor

Total floor area 94.6 sq.m. (1,019 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			
		53	83
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			

- THREE BEDROOM END TERRACED
- MODERN OFF-SHOT KITCHEN
- SEPARATE DINING ROOM
- SHOWER ROOM
- LOW MAINTENANCE REAR YARD
- EXCELLENT LOCATION
- FREEHOLD
- EPC RATING ?

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.

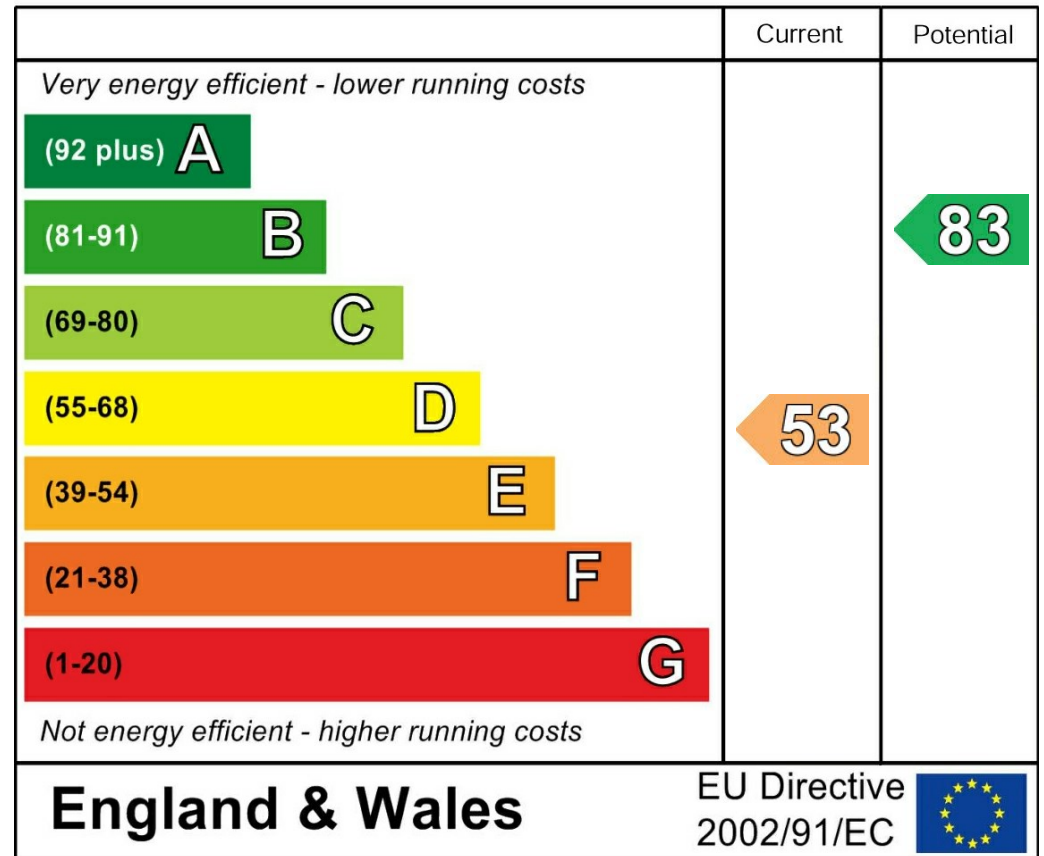
VACANT POSSESSION

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.**

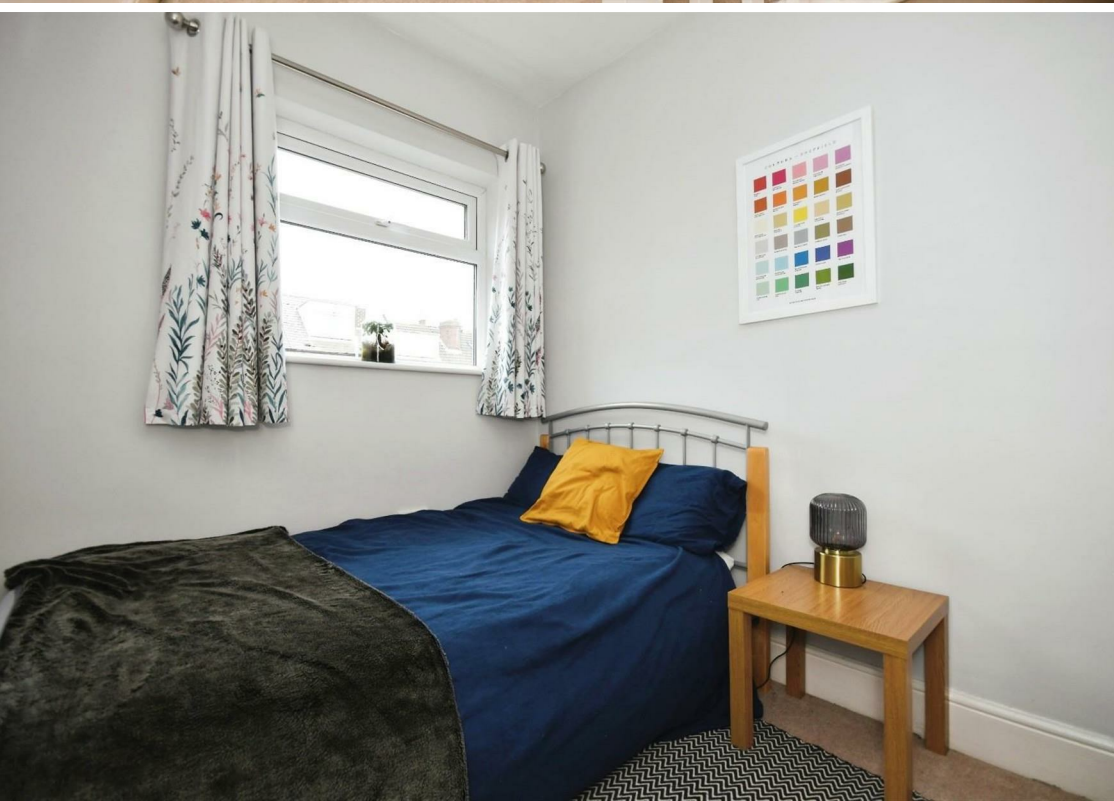
Energy Efficiency Rating



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.











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TO LET