



HUNTERS[®]
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18 Duncan Road, Crookes, Sheffield, S10 1SN

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Guide Price £230,000 - £240,000

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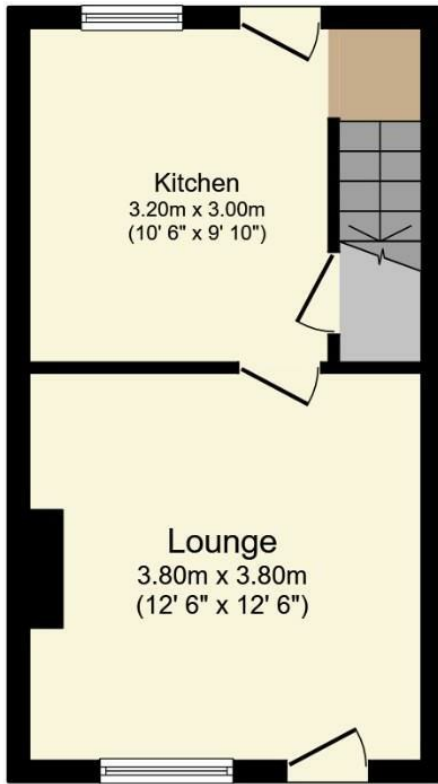
Hunters Crookes are delighted to offer this charming two-bedroom terraced house located on Duncan Road in the sought-after area of Crookes. This property is surrounded by a plethora of amenities including shops, restaurants, and cafes. For those who rely on public transport, the area provides excellent transport links to the City Centre, central hospitals and Universities, making commuting a breeze. The property is also within close proximity to the Bolehills Recreational Grounds.

Upon entering, you are greeted by a cosy lounge with fitted storage to the alcoves. The modern dining kitchen at the rear has a range of wall and base units incorporating the integrated electric oven and gas hob with extractor over. The first floor boasts two well-proportioned bedrooms and modern bathroom comprising hidden cistern WC, bath with shower over and vanity sink unit with ample storage cupboards below. Additionally, the property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year.

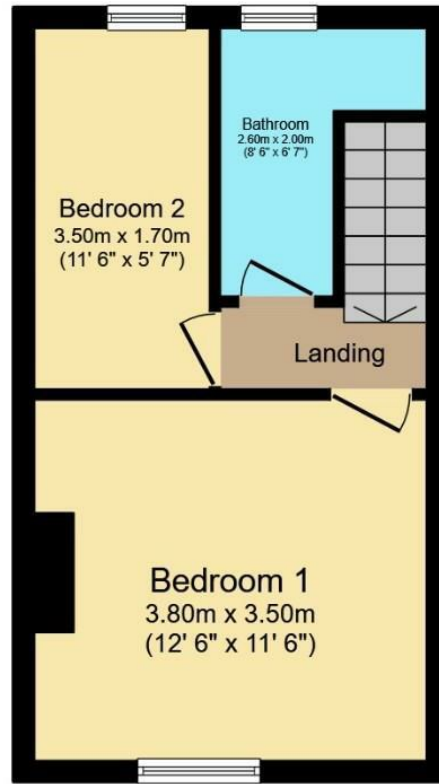
Outside, there is a small fore court, whilst to the rear is the patio garden with raised decked area offering an outdoor space to enjoy some fresh air or host summer gatherings with friends and family. There is also a brick built outhouse/store.

Don't miss out on the opportunity to own this delightful terraced house in the heart of Crookes. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



Ground Floor



First Floor



Outbuilding

Total floor area 57.1 sq.m. (615 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			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
England & Wales		EU Directive 2002/91/EC	

- TWO BEDROOM MID TERRACED HOME
- GAS CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND A
- TASTEFULLY DECORATED THROUGHOUT
- MODERN DINING KITCHEN & BATHROOM
- EXCELLENT LOCATION
- EPC RATING D

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.

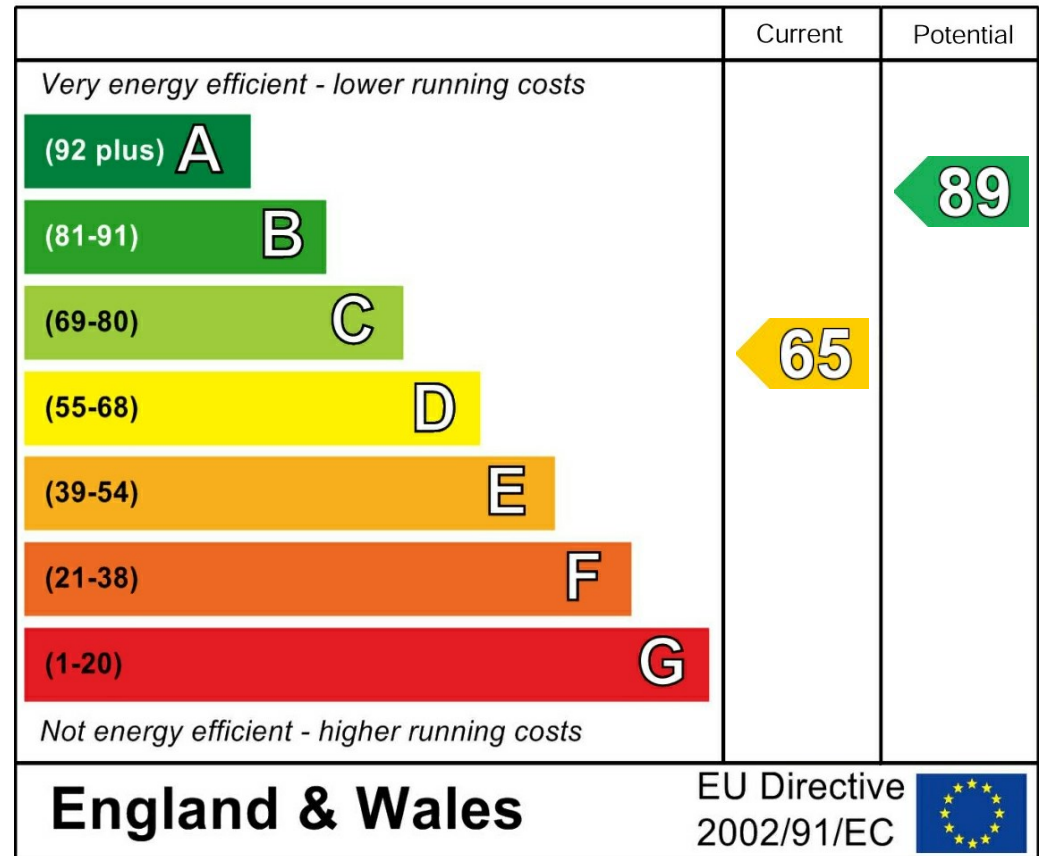
VACANT POSSESSION

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.**

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.









