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Loxley View Road, Crookes, Sheffield

Asking Price £255,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to Loxley View Road, Crookes - a charming location for this delightful mid-terrace house! This property boasts a cosy reception room, modern dining kitchen with a range of wall and base units and convenient larder/pantry cupboard, the ground floor is perfect for relaxing or entertaining guests. On the first floor is the Master bedroom with walk in closet, further rear double bedroom and newly fitted shower room with a beautifully fitted shower and vanity unit with built in WC. There's ample space for a small family or guests to stay over. To the front is a small fore garden. At the rear is a low maintenance private garden with lawn and patio areas. The property also boasts gas central heating and double glazing.

Situated in a sought-after area, this house offers a blend of comfort and convenience. The mid-terrace design provides a sense of community while still offering privacy. Whether you're looking for a starter home or a cosy retreat, this property has the potential to be the perfect fit for you.

Don't miss the opportunity to make this house your home sweet home on Loxley View Road. Book a viewing today and envision the possibilities that this charming property has to offer!

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.

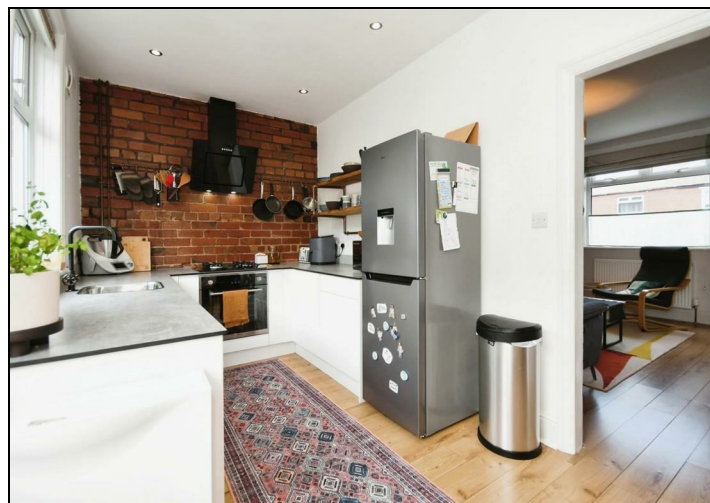
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

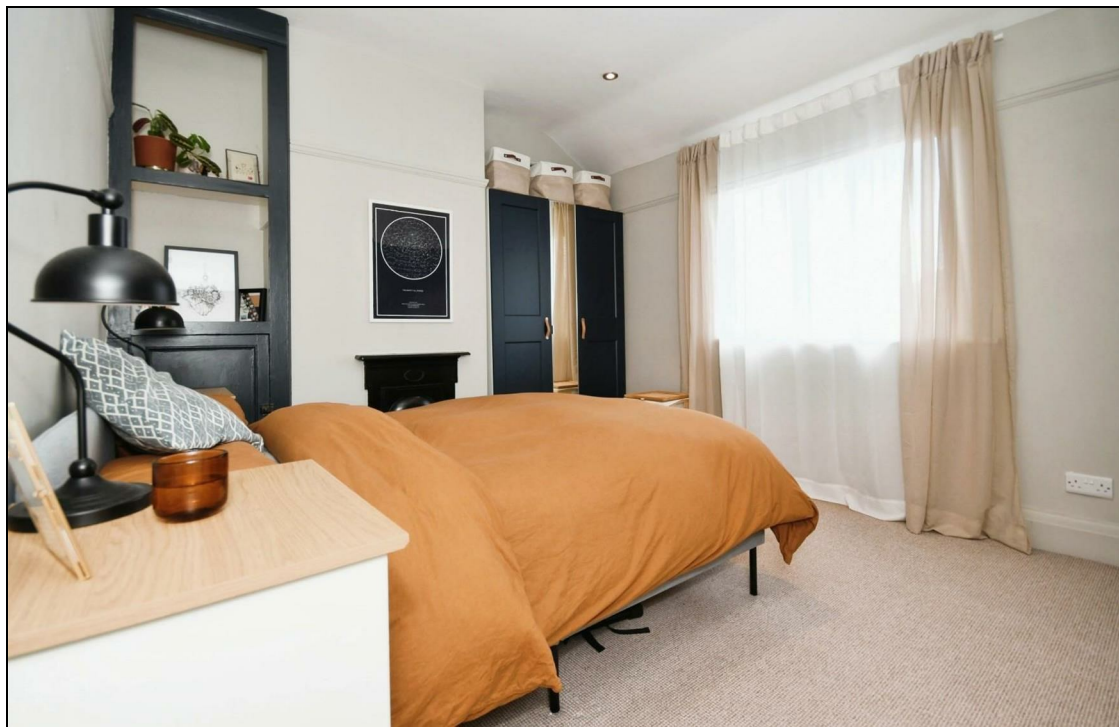
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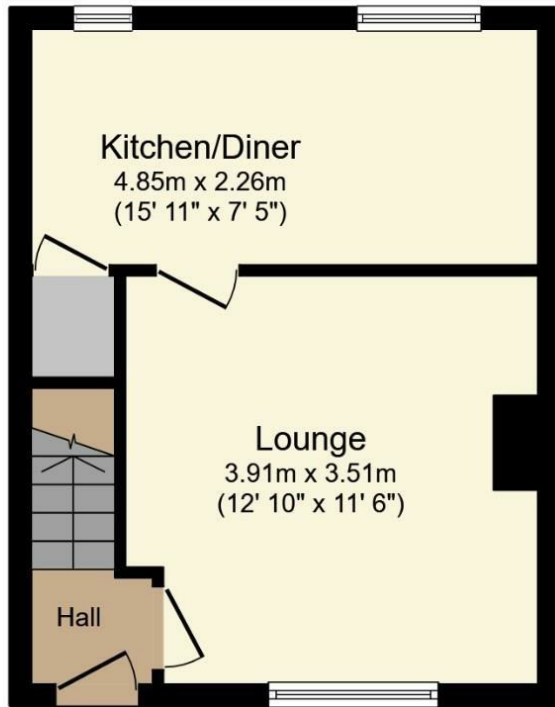


KEY FEATURES

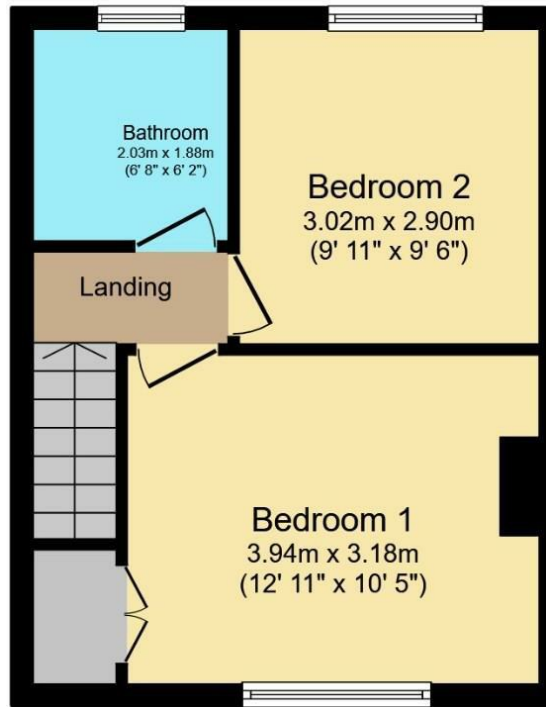
- TWO BEDROOM MID TERRACED
 - MODERN FITTED KITCHEN
 - SHOWER ROOM WITH CUBICLE
 - PRIVATE REAR GARDEN
 - NO ONWARD CHAIN
 - EXCELLENT LOCATION
 - EPC RATING C







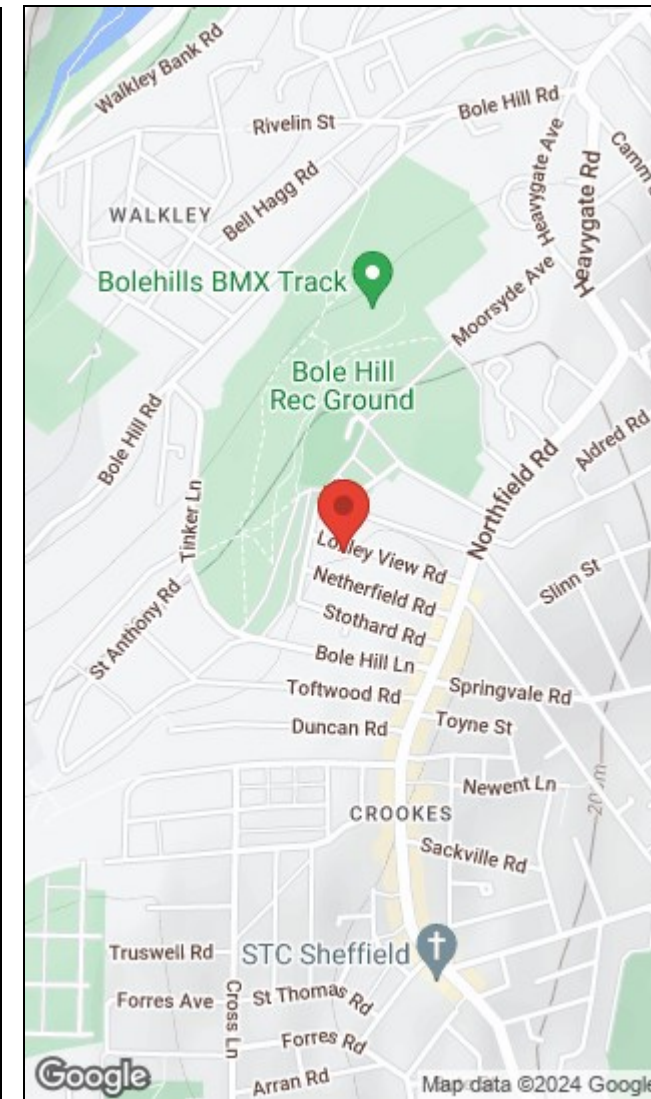
Ground Floor



First Floor

Total floor area 60.8 m² (655 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	90		
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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