



HUNTERS[®]
HERE TO GET *you* THERE

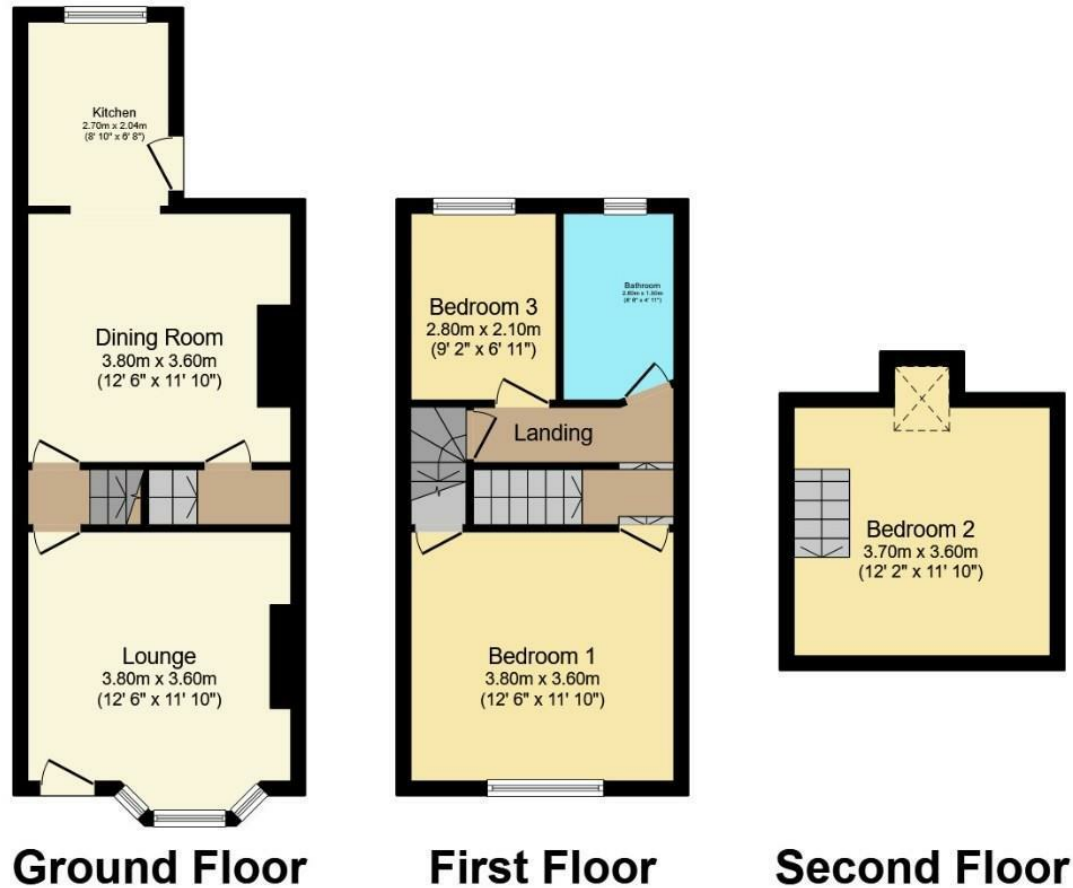
6 Brighton Terrace Road, Sheffield, South Yorkshire, S10 1NU

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Asking Price £280,000

Hunters Crookes are delighted to present a three bedroom Victorian detached villa situated in the heart of Crookes with easy access to an excellent range of local amenities. The property was previously rented out and is ready for the new owner to put their own stamp on it. Offered for sale with no onward chain, viewing is highly recommended to appreciate the accommodation on offer. Entry via a secure gate at the side of the house to the back door. Off shot kitchen with a good range of wall and base units with an integrated electric oven and a gas hob, space for all usual appliances. Through to the dining area with floor to ceiling cupboard space and access to the cellar. Door through to the inner lobby with stairs rising and access to the lounge. With a large bay window and double coving, the lounge is a relaxing room with space for furniture and access to the front of the house via the front door. The first floor has a large master bedroom with under the stairs cupboard space. There's a single bedroom and the family bathroom with bath, shower over bath, W/C and sink basin. Stairs rise to the second large double bedroom with a Velux window. Outside the front of the property has a path to the door. Access down the side of the house to the private rear garden with a lawn and an outbuilding.

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Total floor area 82.4 m² (887 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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GENERAL REMARKS

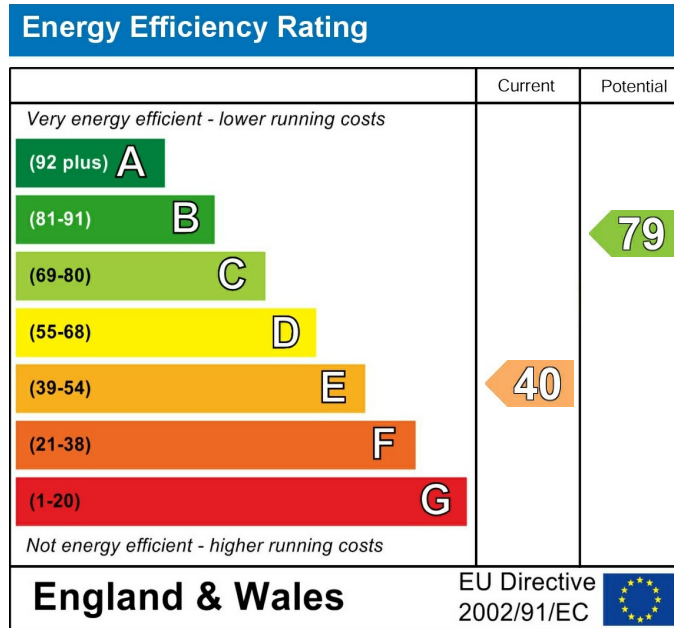
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TENURE The property is Freehold

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band B.

Vacant possession upon 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



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.



