



HUNTERS[®]

HERE TO GET *you* THERE

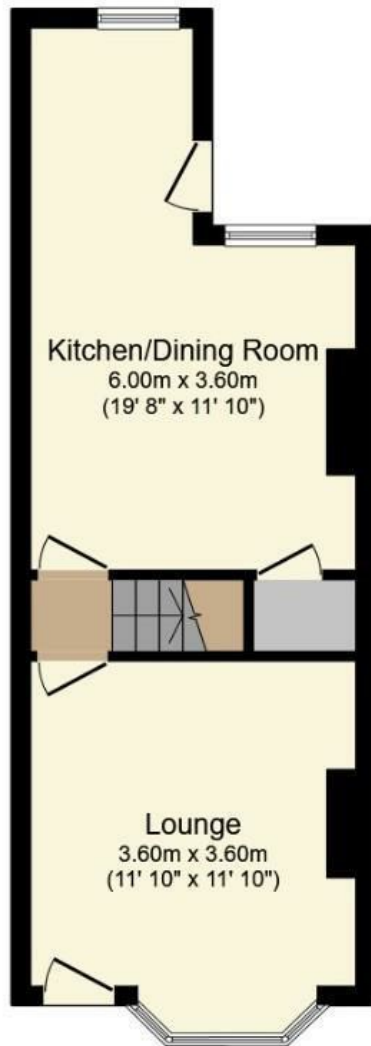
103 Northfield Road, Crookes, Sheffield, S10 1QP

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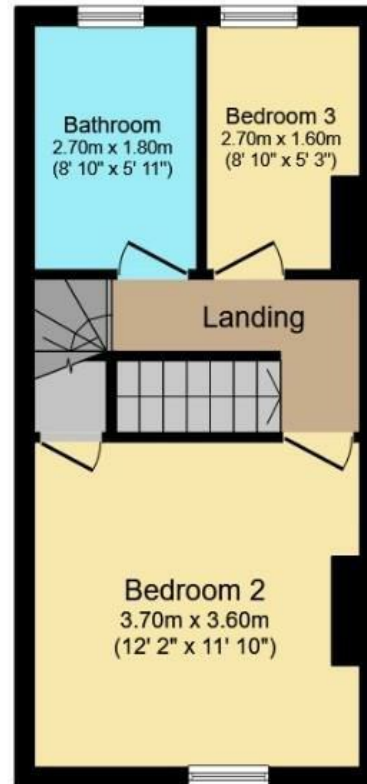
£230,000

Hunters Crookes are delighted to present a three bedroom mid-terraced property situated in the ever popular area of Crookes with easy access to an excellent range of local amenities in both Crookes and Walkley. Also there are regular transport links to the City Centre, central hospitals and universities. Offered for sale with no onward chain, viewing is highly recommended to appreciate the accommodation on offer. The accommodation, which benefits from gas central heating and double glazing, briefly comprises; bay-windowed lounge and open plan dining kitchen having a range of fitted wall and base units. Integrated electric oven with companion gas hob and extractor hood over. Access to the cellar. To the first floor are two bedrooms and four-piece bathroom comprising bath with shower over, pedestal wash basin, low flush W/C and separate shower cubicle. Further double bedroom to the second floor with en-suite W/C. Outside to the rear is a patio seating area with steps leading down to the lawn area.

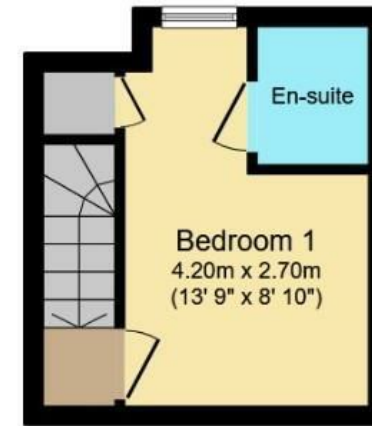
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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Ground Floor



First Floor



Second Floor

Total floor area 78.8 m² (848 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

TENURE

This property is long Leasehold with a term of 800 Years
From 25 March 1906 at a ground rent of £10.00 per
annum.


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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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.





