



Lydgate Lane, Crookes, Sheffield, S10 5FN

- END TERRACED PROPERTY
- OFF SHOT KITCHEN
- TANKED CELLAR
- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO BATHROOMS
- EXCELLENT LOCATION
- EPC RATING E

£230,000



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DESCRIPTION

Hunters Crookes are delighted to market a three bedroom end terrace house with NO ONWARD CHAIN. Located in the ever popular area of Crookes, having access to excellent local amenities, schools and transport links to the City Centre, central hospitals and Universities. Accommodation over four floors with a fully tanked cellar with radiator and window which would be an ideal office area. Entry to the property via front door into the lounge. Inner lobby with stairs rising to the first floor and through to the open plan kitchen diner. Off shot kitchen with a range of wall and base units having a built in electric oven and hob, space for all usual appliances. Access to the cellar via door from dining room. To the first floor are two double bedrooms and two bathrooms, both with shower over bath. To the second floor is a spacious double attic bedroom with a dormer window to the rear and a Velux on the front. Low maintenance rear garden with patio area and lawn with mature shrub borders.

GENERAL REMARKS

TENURE

We understand the property is leasehold with an unexpired term of 800 years from 1889 and ground rent of £6 per annum.

RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax Band A

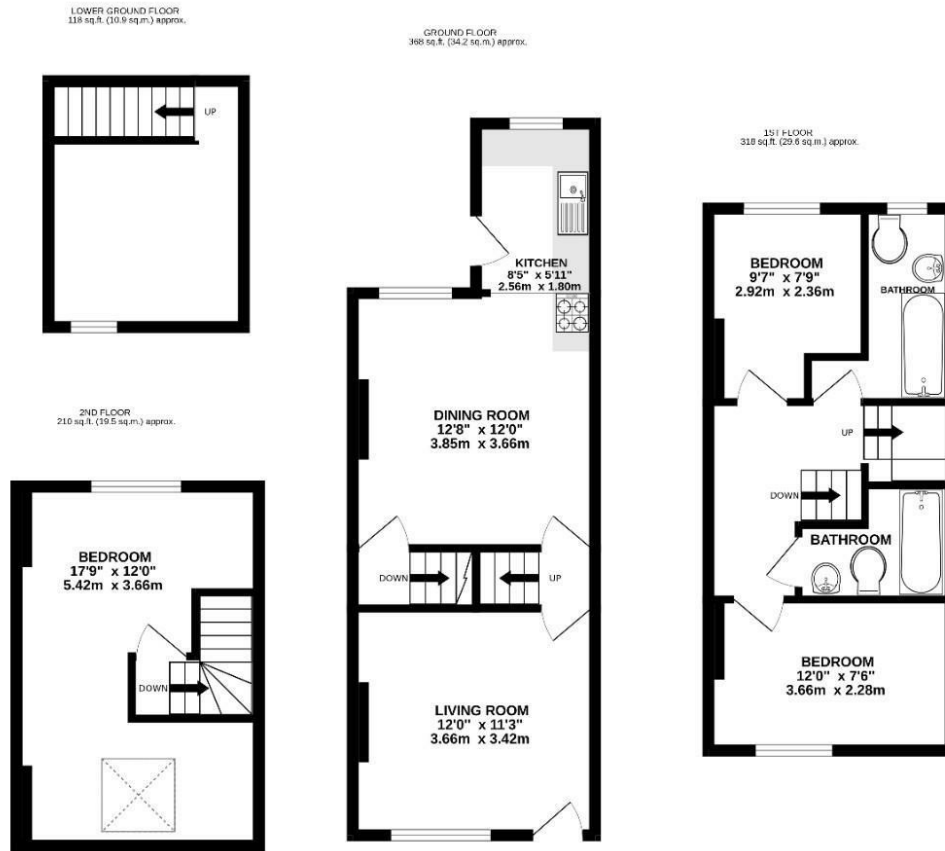
MORTGAGE FACILITIES

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.







TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

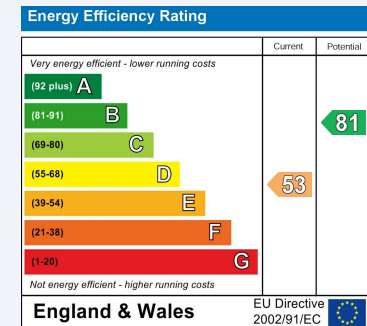
Please contact sheffieldcrookes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

