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72 Cardoness Road, Crosspool, Sheffield, S10 5RU

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£440,000

Nestled in the sought-after area of Crosspool, this charming three-bedroom semi-detached house on Cardoness Road is a true gem. The property boasts two reception rooms, ideal for entertaining guests or simply relaxing with the family.

As you step into the hallway, to the right you are greeted by a bay window lounge that exudes warmth and character. The separate dining room offers a perfect setting for intimate dinners or lively gatherings. The fitted kitchen is a chef's delight, providing ample space for culinary creations.

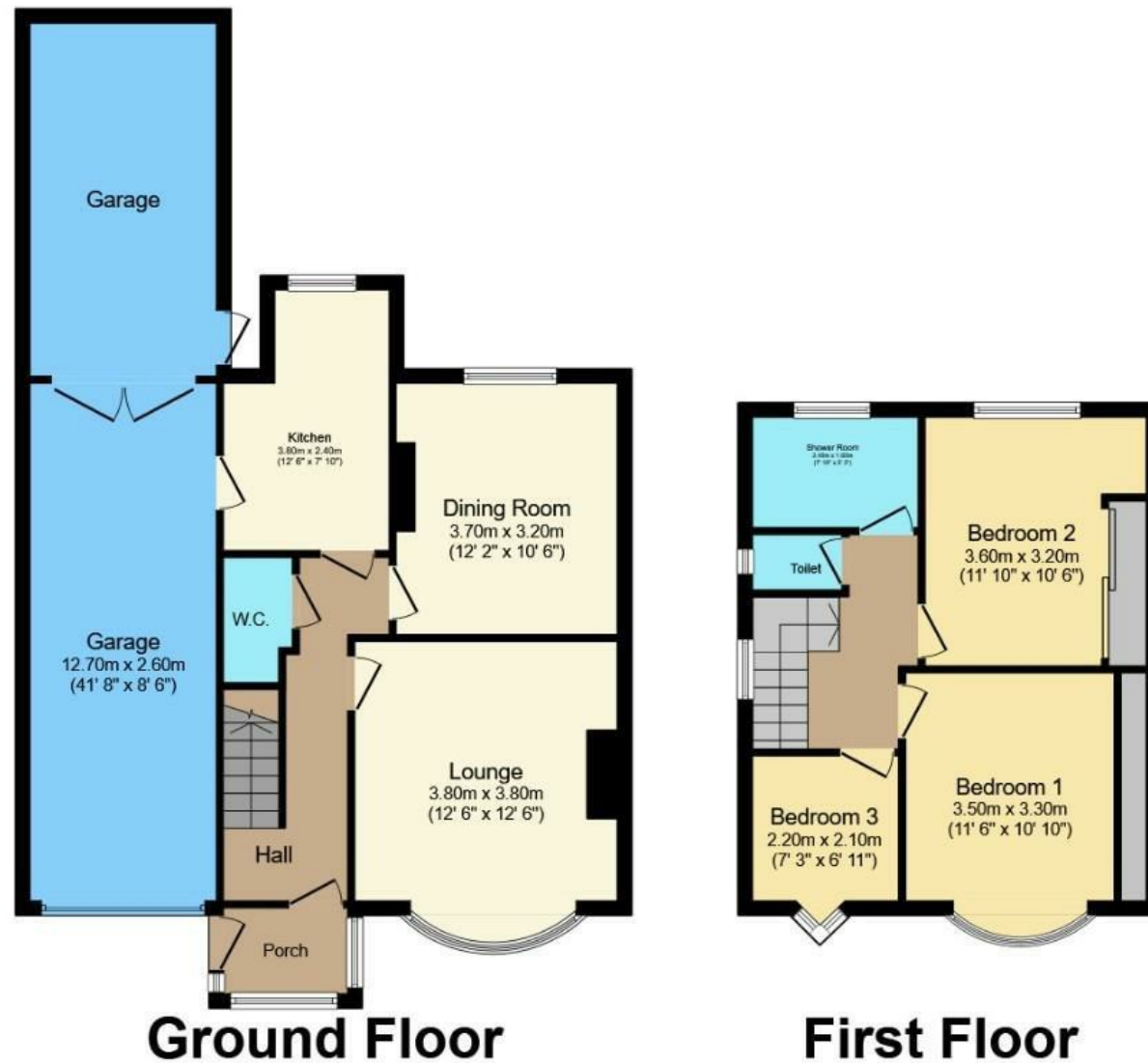
Upstairs, the front double bedroom features fitted wardrobes, offering both style and functionality. The rear double bedroom also comes with fitted wardrobes, providing plenty of storage space. Additionally, there is a cosy single bedroom, perfect for a child or as a home office.

Convenience is key with a ground floor WC and upstairs on the first floor a shower room with a separate WC, ensuring that busy mornings run smoothly. The tandem garage is a practical addition, offering parking space for two vehicles or extra storage.

The property's location offers an excellent catchment area for schools, making it an ideal choice for families. Furthermore, being close to the Peak District, outdoor enthusiasts will appreciate the easy access to stunning natural landscapes for weekend adventures.

With a garden to the front and rear, there is ample outdoor space to enjoy the fresh air and perhaps cultivate a green thumb. This property truly offers a blend of comfort, convenience, and character, making it a wonderful place to call home in Sheffield.

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Total floor area 124.3 m<sup>2</sup> (1,338 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 Freehold.

### RATING ASSESSMENT

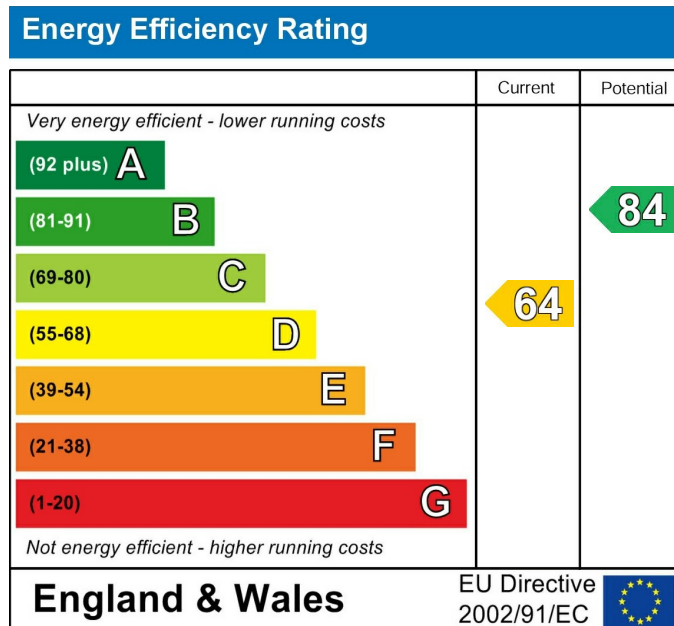
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### 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.**



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.











