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29 Netherfield Road, Crookes, Sheffield, S10 1RA

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## Asking Price £210,000

Nestled on the charming Netherfield Road in Sheffield, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a modern kitchen that is both functional and stylish, perfect for those who enjoy cooking and entertaining. Trap door from kitchen opens to the cellar. The cosy lounge provides a warm and inviting space to relax after a long day.

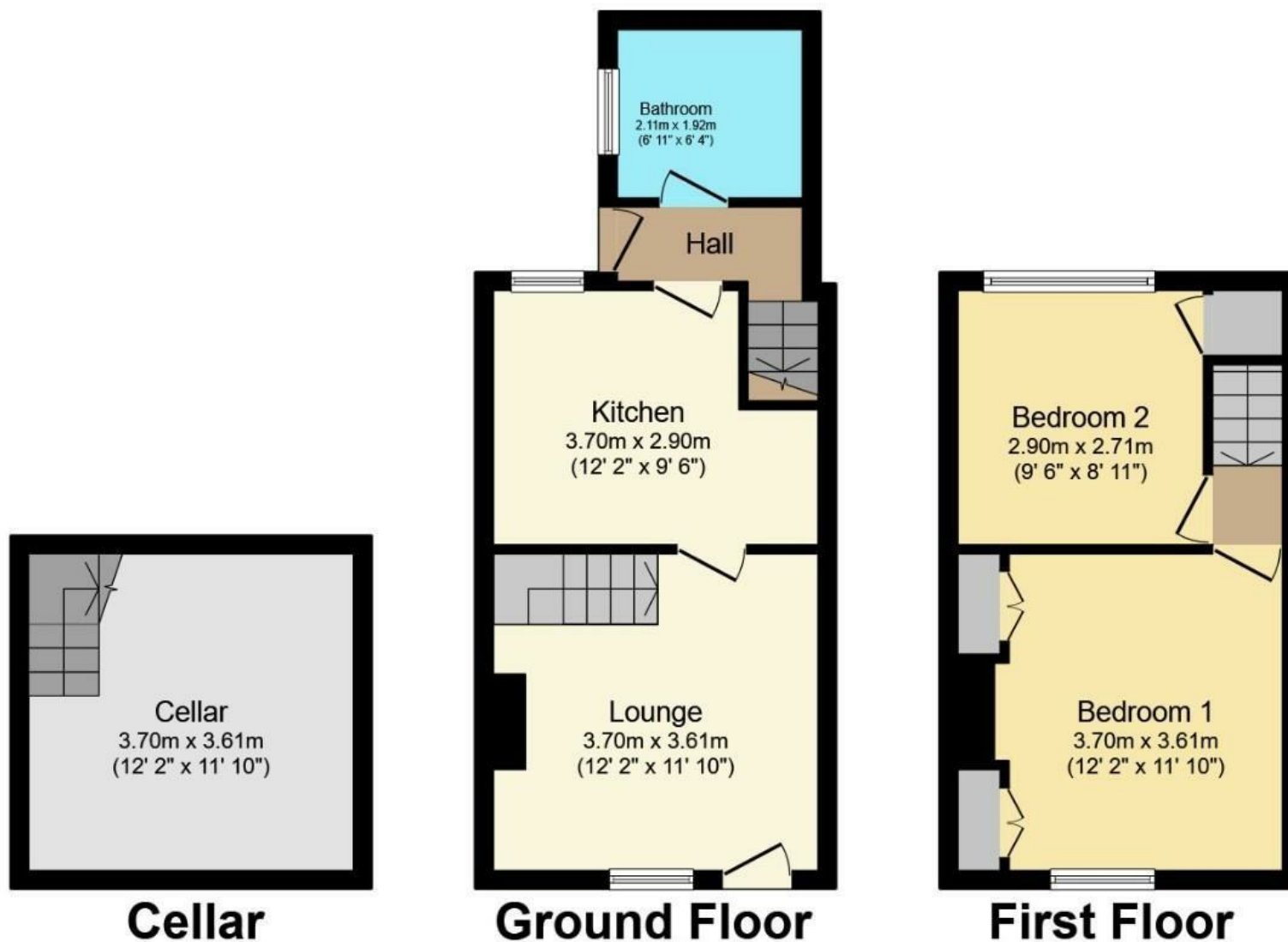
On the ground floor, you will find a well-appointed bathroom featuring a shower over the bath, ensuring convenience for everyday living. Ascending to the first floor, the house offers two generously sized double bedrooms, each providing ample space for rest and relaxation.

One of the standout features of this property is the private rear garden, which includes a lovely patio area. This outdoor space is ideal for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Located in the sought-after area of Crookes, this home is well-positioned to take advantage of local amenities, parks, and excellent transport links. Whether you are a young professional or a small family, this property is sure to meet your needs and provide a comfortable living environment. Don't miss the chance to make this charming house your new home.

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**Cellar**

**Ground Floor**

**First Floor**

Total floor area 68.5 m<sup>2</sup> (737 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 Leasehold with an unexpired term of 800 years from 25/03/1900.

RATING ASSESSMENT

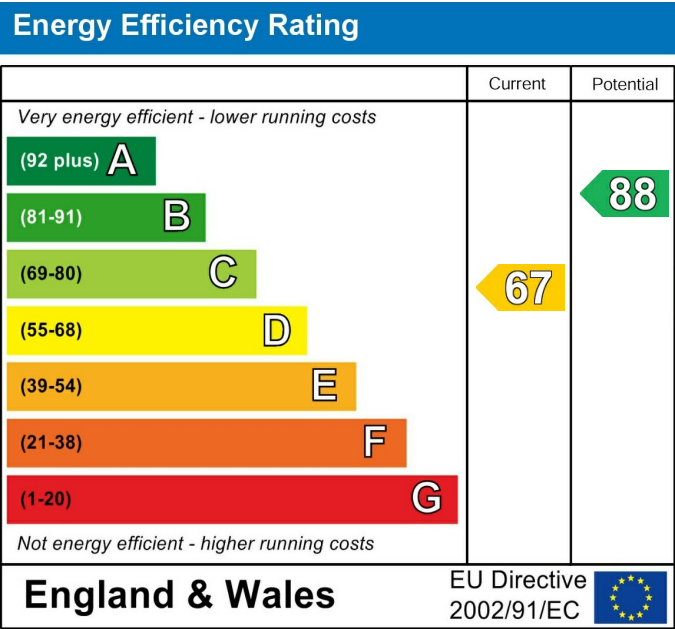
The property is assessed for Council Tax purposes to Band A.

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.



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.



