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115 Cobden View Road, Sheffield, S10 1HR

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Asking Price £300,000

Nestled in the desirable area of Crookes, this three-bedroom detached home on Cobden View Road offers a perfect blend of comfort and convenience, all whilst offering a great amount of potential to make this house a home. With its proximity to excellent amenities, including Sheffield University and central hospitals, this property is ideal for families and professionals alike.

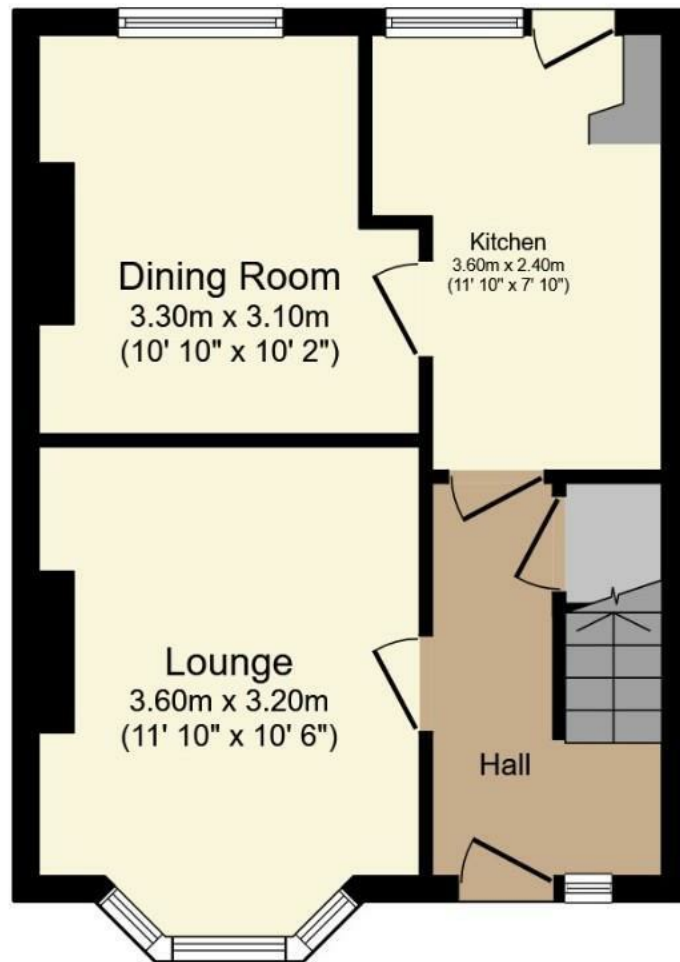
Upon entering, you are greeted by a welcoming entrance hall that leads to a charming lounge featuring a bay window and a delightful fire surround, creating a warm and inviting atmosphere. The separate dining room provides an excellent space for entertaining, while the fitted kitchen is both functional and well-equipped for all your culinary needs.

The first floor boasts two generously sized double bedrooms and a single bedroom, making it perfect for families or those needing extra space. The refitted shower room is modern and stylish, ensuring comfort for all residents.

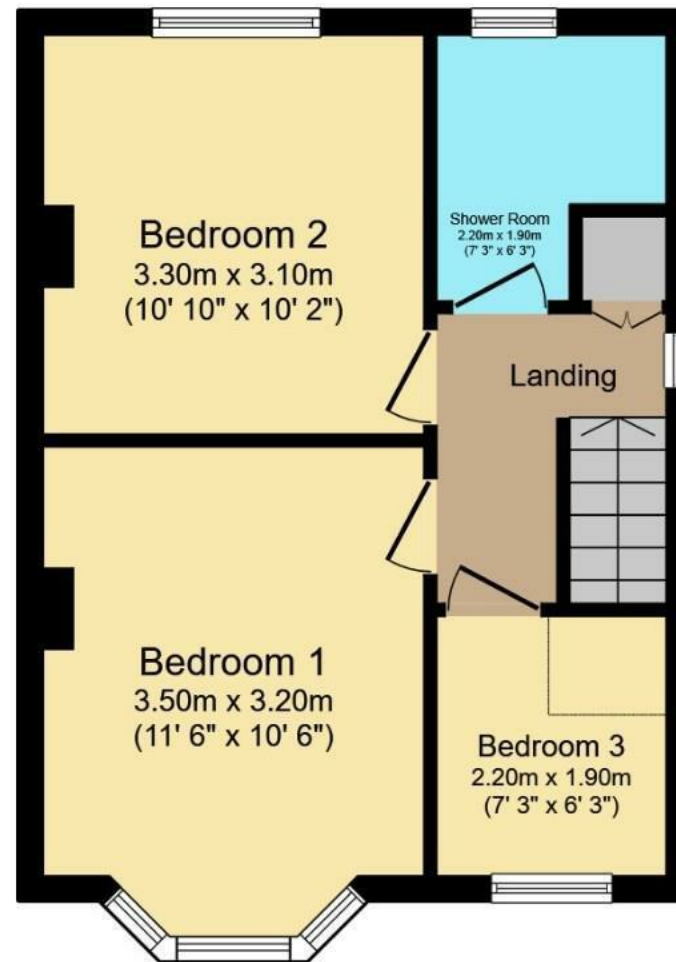
Outside, the property features a private rear garden, perfect for enjoying the outdoors, as well as a small fore garden that adds to the home's curb appeal. Off-street parking is available with a driveway and a detached garage, providing ample space for a vehicle and additional storage.

With gas central heating and double glazing throughout, this home is not only comfortable but also energy-efficient. This delightful property in Crookes is a rare find and is sure to attract interest. Don't miss the opportunity to make this charming house your new home.

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Ground Floor



First Floor

Total floor area 73.1 sq.m. (787 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 a Freehold.

RATING ASSESSMENT

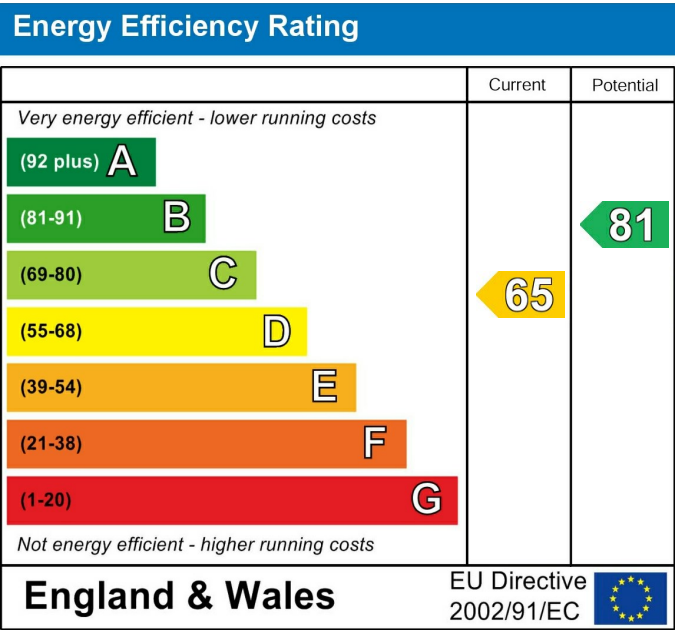
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.



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.

