



HUNTERS[®]
HERE TO GET *you* THERE

12 Newent Lane, Crookes, Sheffield, S10 1HD

12 Newent Lane, Crookes, Sheffield, S10 1HD

Asking Price £240,000

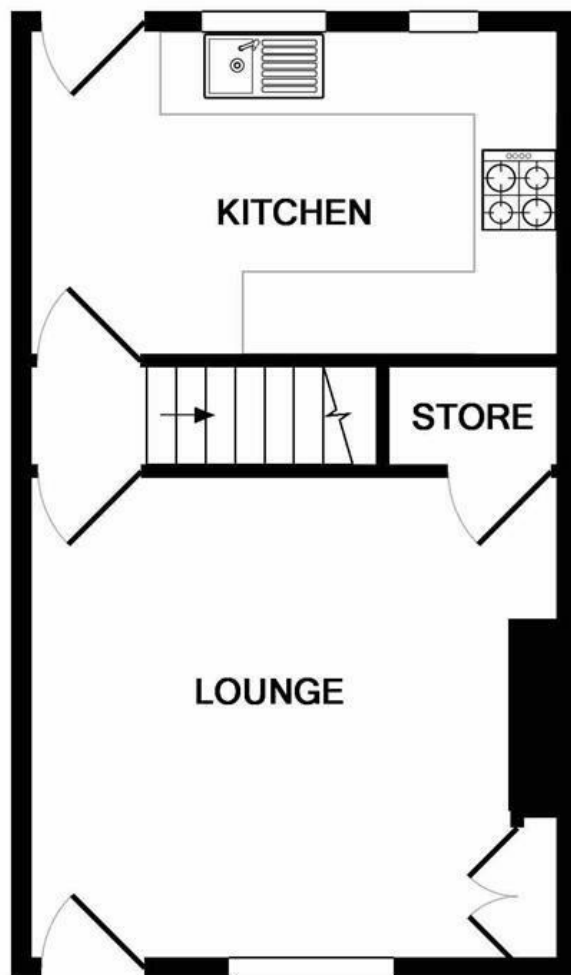
Nestled in the sought-after residential area of Crookes, Sheffield, this chain free home offers a delightful living experience. The property is well-presented and features a welcoming front-facing lounge, perfect for relaxing or entertaining guests and three generous bedrooms.

On the ground floor to the rear you will find a spacious dining kitchen, ideal for family meals and gatherings. The home boasts three comfortable bedrooms, providing ample space for a growing family or those seeking a home office. The modern bathroom adds a touch of contemporary style, ensuring convenience and comfort.

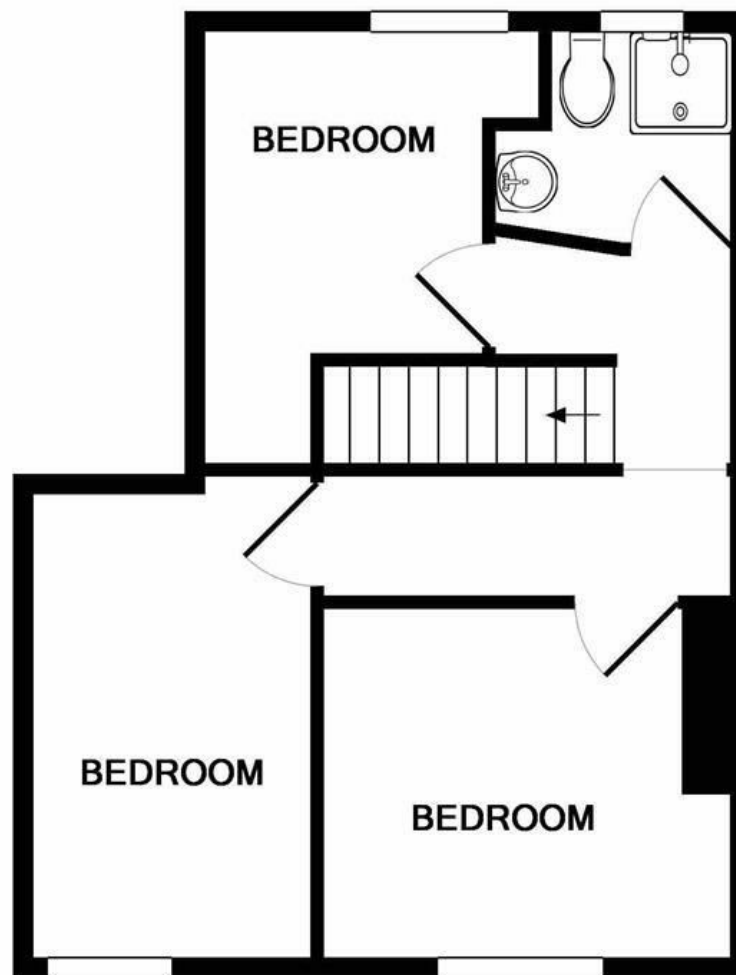
Outside, the property benefits from a small rear garden, offering a private outdoor space for enjoying the fresh air or tending to plants. This home is situated in a vibrant community, with local amenities, parks, and schools within easy reach, making it an excellent choice for families and professionals alike.

The property is currently rented to professionals under article 4, offering a great opportunity to an investor! With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in the heart of Crookes. Don't miss the chance to make this lovely house your new home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

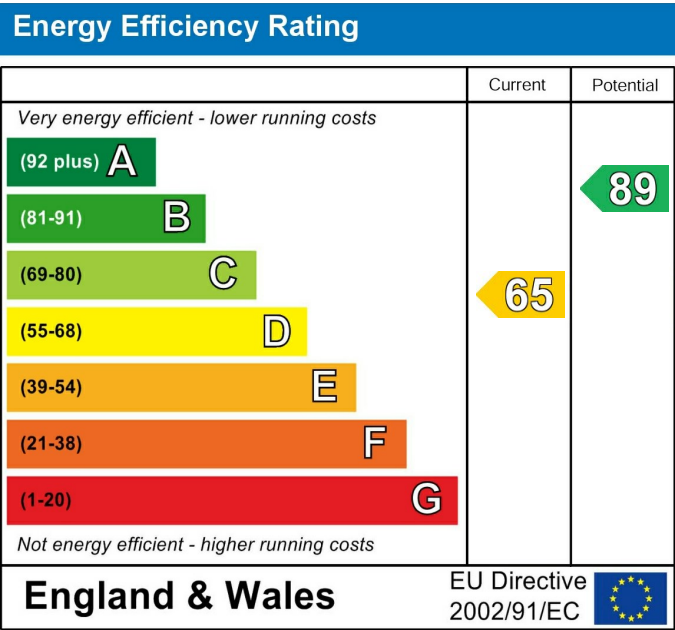
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.



