



HUNTERS[®]
HERE TO GET *you* THERE

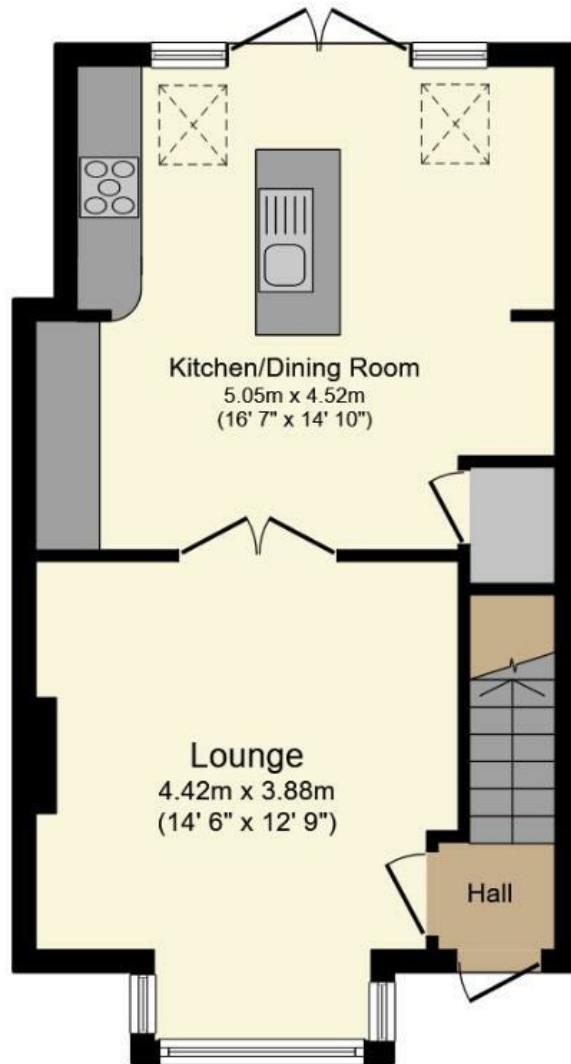
4 Mona Avenue, Crookes, Sheffield, S10 1NE

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Asking Price £350,000

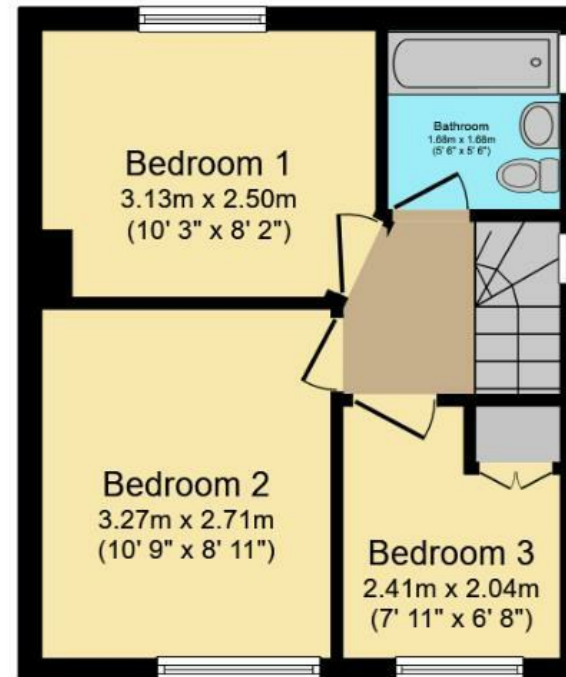
Hunters Crookes are delighted to market this stunning semi detached home, located in the popular and sought after area of Crookes. The extended property that has been immaculately presented by the current vendors briefly comprises; entrance lobby with stairway access to the first floor, front facing living room with double doors opening to the stunning dining kitchen with a range of integrated appliances, lighting and speakers. To the first floor are three bedrooms and a fully tiled bathroom. Externally the property has a front garden, a resin driveway to the side providing parking for two cars and an electric car charging point. A gated fence opens to access the landscaped rear garden with is split over two levels. The lower level has lawn and Indian stone with sleeper steps up to a raised level of Indian stone patio. The rear garden has outside lights, power and tap.

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Ground Floor

Floor area 40.8 sq.m. (439 sq.ft.)



First Floor

Floor area 28.4 sq.m. (306 sq.ft.)

Total floor area: 69.3 sq.m. (746 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 23 July 1939 and a ground rent charge of £3.50 per annum.

RATING ASSESSMENT

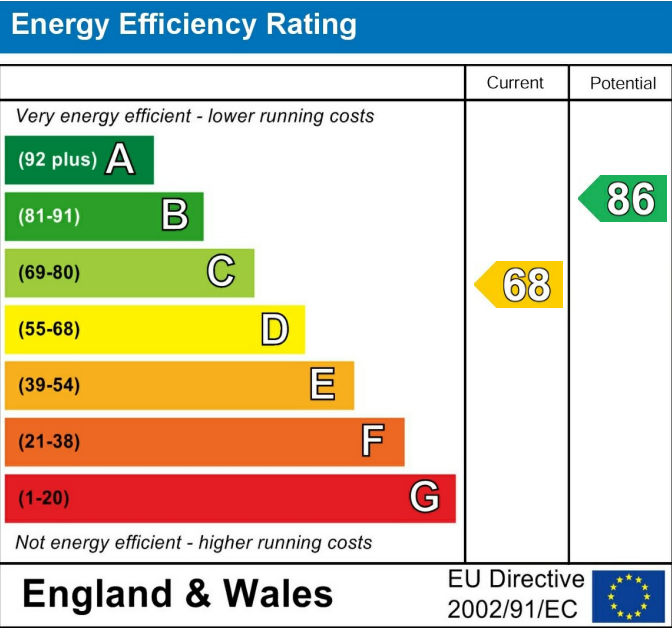
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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



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.





