



HUNTERS[®]
HERE TO GET *you* THERE

38 Toftwood Road, Crookes, Sheffield, S10

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Offers In The Region Of £260,000

Nestled on the charming Toftwood Road in the sought-after area of Crookes, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a classic stone front, adding to its appeal in this vibrant residential neighbourhood, which is well-known for its excellent amenities.

Upon entering, you are welcomed into a front-facing lounge that features a lovely fireplace, creating a warm and inviting atmosphere. The dining kitchen is well-equipped with a range of wall and base units, providing ample storage and workspace for culinary enthusiasts.

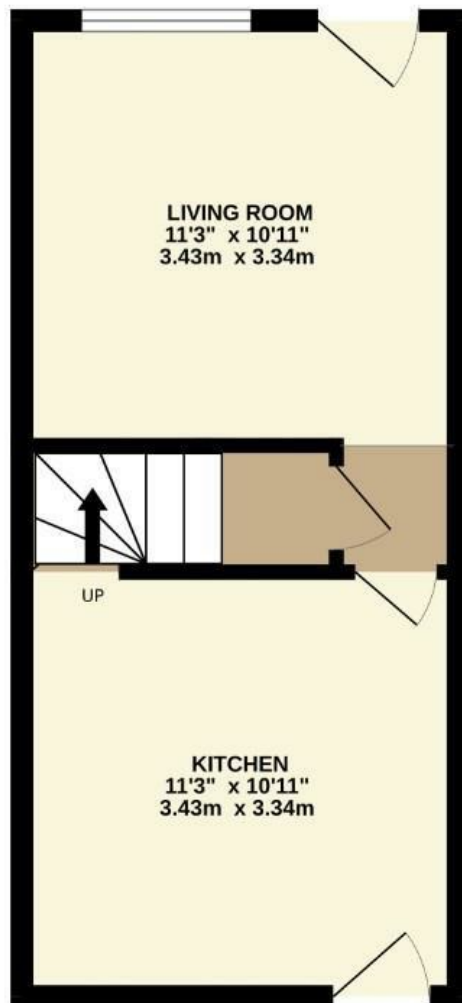
The first floor hosts a spacious master bedroom that overlooks the front of the property, along with a further double bedroom at the rear, both of which offer comfortable living spaces. The bathroom is fitted with a modern white suite, ensuring convenience and style.

This home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The rear garden is a delightful retreat, featuring a lawn and borders, perfect for enjoying the outdoors or entertaining guests.

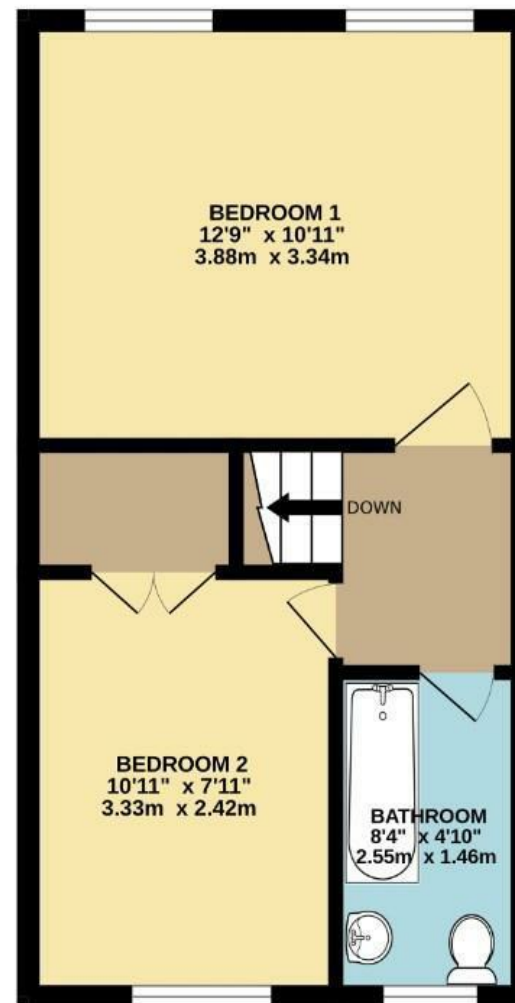
With its proximity to Sheffield University and Sheffield Central hospitals, as well as easy access to public transport and lovely countryside walks, this property is ideally situated for those seeking a blend of urban convenience and natural beauty. This well-presented home is not to be missed, offering a perfect balance of comfort and location in one of Sheffield's most desirable areas.

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GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1904 and a ground rent charge of £**** per annum.

RATING ASSESSMENT

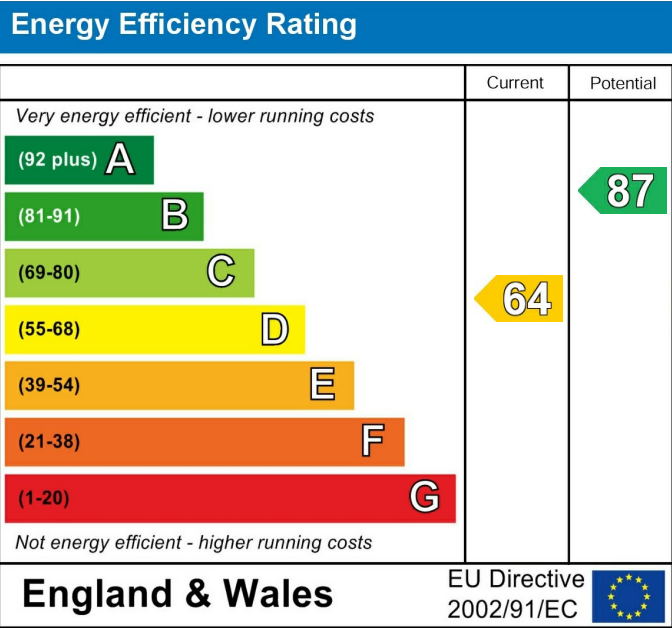
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.
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.







