



TO LET
104 LYDGATE LANE
CROOKES SHEFFIELD S10 5FP

HUNTERS[®]

HERE TO GET *you* THERE

104 Lydgate Lane, Crookes, Sheffield, S10 5FP

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Guide Price £260,000

Nestled on Lydgate Lane in the sought-after area of Crookes, this charming end of terrace stone-fronted home presents an excellent opportunity for those seeking a well-appointed residence. With three bedrooms and one bathroom, this property is ideal for families or professionals alike.

Upon entering, you are welcomed into a spacious lounge featuring a delightful bay window and stylish laminated flooring, creating a warm and inviting atmosphere. The dining room, located at the rear, flows seamlessly into a modern high-gloss kitchen, which is equipped with contemporary fittings and provides access to a level rear garden, perfect for outdoor relaxation or entertaining.

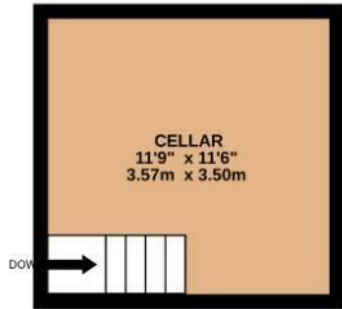
The property boasts a cellar, offering additional storage space, which is always a valuable asset in urban living. On the first floor, you will find the master bedroom at the front, complemented by a second bedroom at the rear. The modern fitted bathroom is thoughtfully designed, featuring a shower over the bath for convenience.

Ascending to the second floor, you will discover a further double bedroom, enhanced by a rear dormer window and a further window to the front that allows natural light to flood the space.

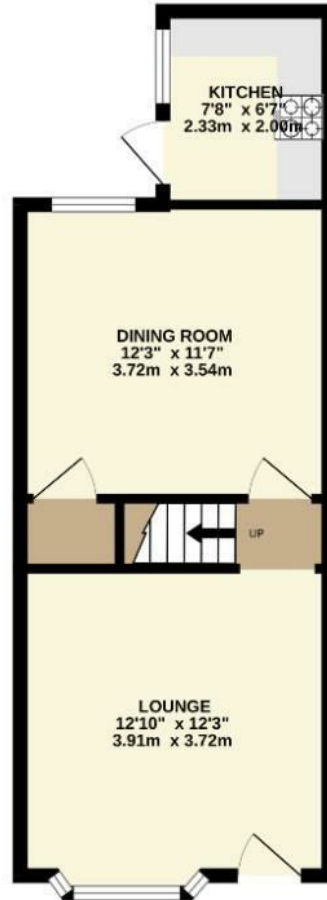
This home has been refurbished by the current owner including new flooring, multiple new layers of dry wall, loft insulation and a new roof. Offered with no upper chain, this property is an attractive proposition for buyers looking to move in without delay. With excellent local amenities and convenient access to Sheffield University and central hospitals, this property is not to be missed. Embrace the opportunity to make this delightful home your own in a vibrant and well-connected community.

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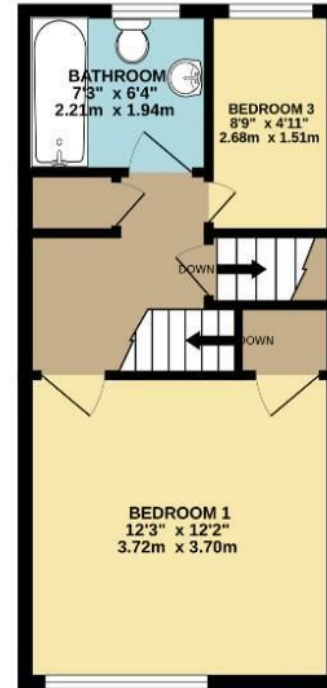
BASEMENT
135 sq.ft. (12.5 sq.m.) approx.



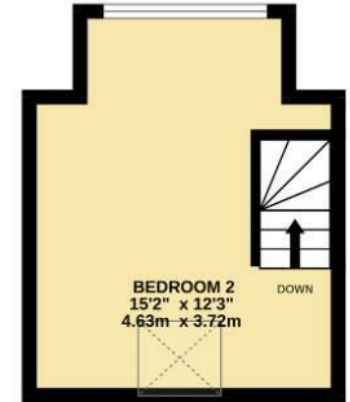
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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 Freehold.

RATING ASSESSMENT

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

VACANT POSSESSION

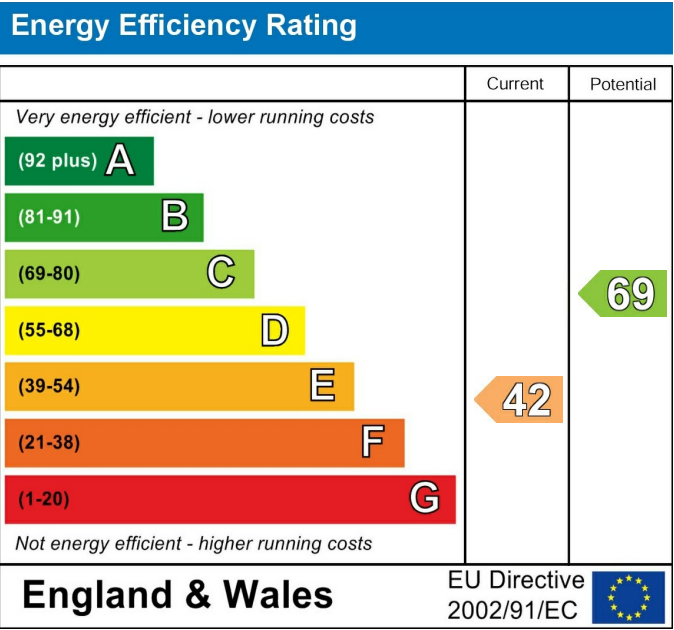
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.







