



**HUNTERS®**  
HERE TO GET *you* THERE

51 Bute Street, Crookes, Sheffield, S10 1UP

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Asking Price £275,000

Hunters Crookes are delighted to present this beautifully presented three-bedroom mid-terrace home on Bute Street. This chain-free home offers a perfect blend of comfort and convenience and is ideally located, with excellent amenities nearby, including Sheffield University, central hospitals, and the vibrant shopping centres of Crookes and Broomhill, making it an attractive option for families and professionals alike.

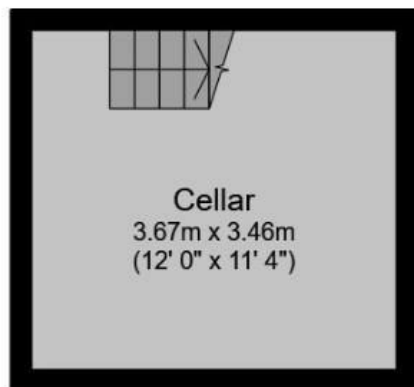
Upon entering, you are welcomed into a bright and airy lounge, featuring a charming picture window that allows natural light to flood the space. The modern kitchen, located at the rear of the property, boasts a stylish range of sage green wall and base units, providing both functionality and aesthetic appeal. Additionally, the property benefits from a cellar, offering extra storage space.

The first floor comprises a spacious master bedroom at the front, complemented by a further single bedroom at the rear, which is currently utilised as a home office. The modern bathroom is thoughtfully designed, featuring a shower over the bath, a low flush WC, and a wash basin, ensuring practicality for everyday living.

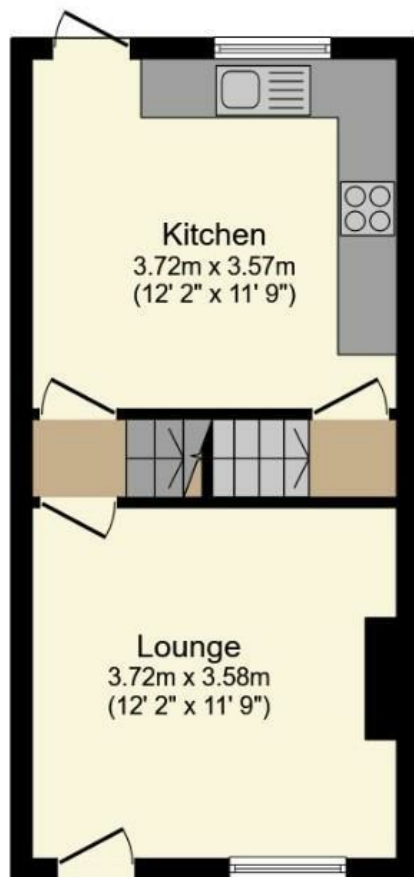
On the second floor, you will find a further double bedroom, providing ample space for family or guests. Outside, the property features a small fore garden, while the rear garden is a delightful retreat, complete with a patio seating area, perfect for enjoying the outdoors.

This charming home in Crookes is not only beautifully presented but also offers a fantastic opportunity to enjoy a vibrant community with easy access to essential amenities. It is a must-see for anyone looking to settle in this desirable area of Sheffield.

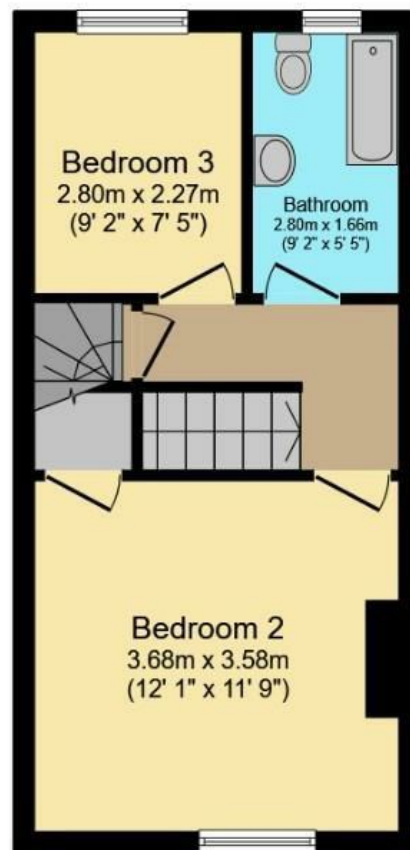
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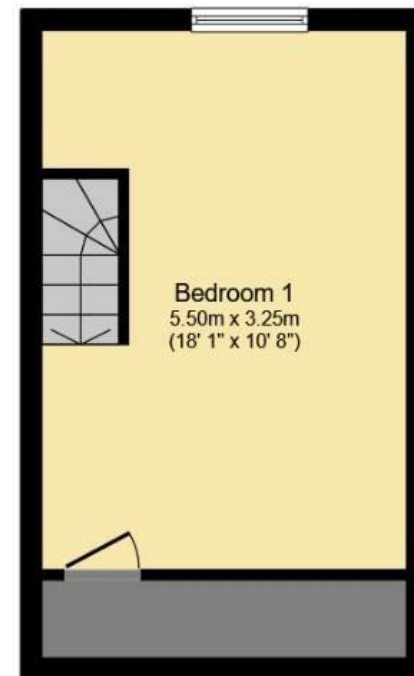
**Cellar**  
Floor area 12.9 sq.m. (139 sq.ft.)



**Ground Floor**  
Floor area 30.3 sq.m. (326 sq.ft.)



**First Floor**  
Floor area 30.3 sq.m. (326 sq.ft.)



**Second Floor**  
Floor area 20.8 sq.m. (224 sq.ft.)

**Total floor area: 94.3 sq.m. (1,015 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](http://www.Propertybox.io)

**GENERAL REMARKS**

**TENURE**

This property is long Leasehold with a term of 800 Years From 25 March 1898 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**

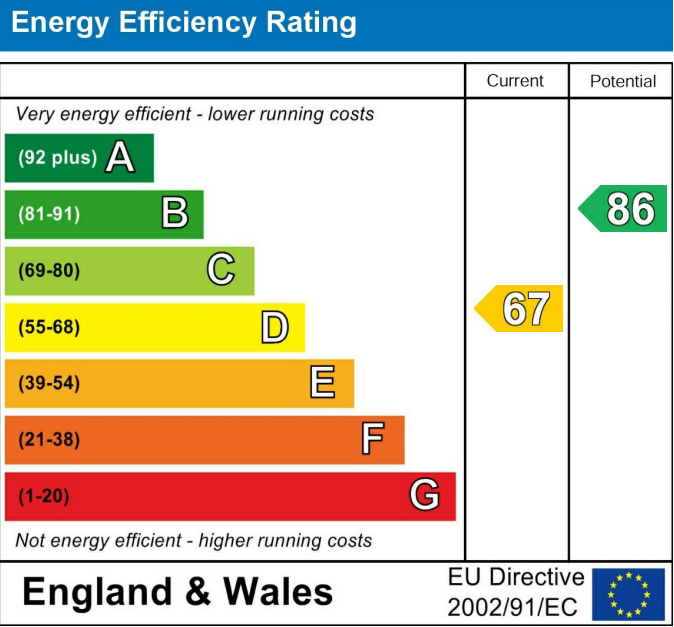
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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

**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.







