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HERE TO GET *you* THERE

148 Heavygate Road, Crookes, Sheffield, S10 1PF



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## Offers In Excess Of £300,000

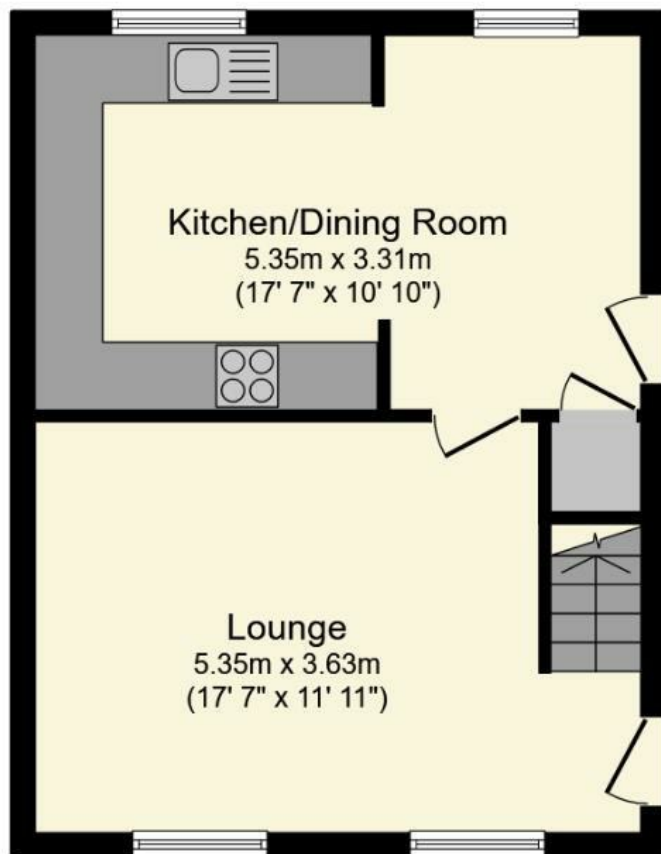
Nestled on Heavygate Road in the desirable area of Crookes, this charming, detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining guests. The open plan kitchen-diner is a standout feature, providing a modern and inviting space for family meals and social gatherings.

The three well-proportioned bedrooms offer ample space for rest and personalisation, making it an ideal home for those seeking comfort and style. The property also includes a well-appointed bathroom, ensuring convenience for all residents. Extra storage is available in the loft space and underneath the property.

Outside, the private rear garden and outstanding views offer a delightful retreat, perfect for enjoying sunny days or hosting barbecues with friends and family. The driveway and garage offers parking for several vehicles and beneath the garage is a further large area that can be used for storage and or possible conversion to a workshop.

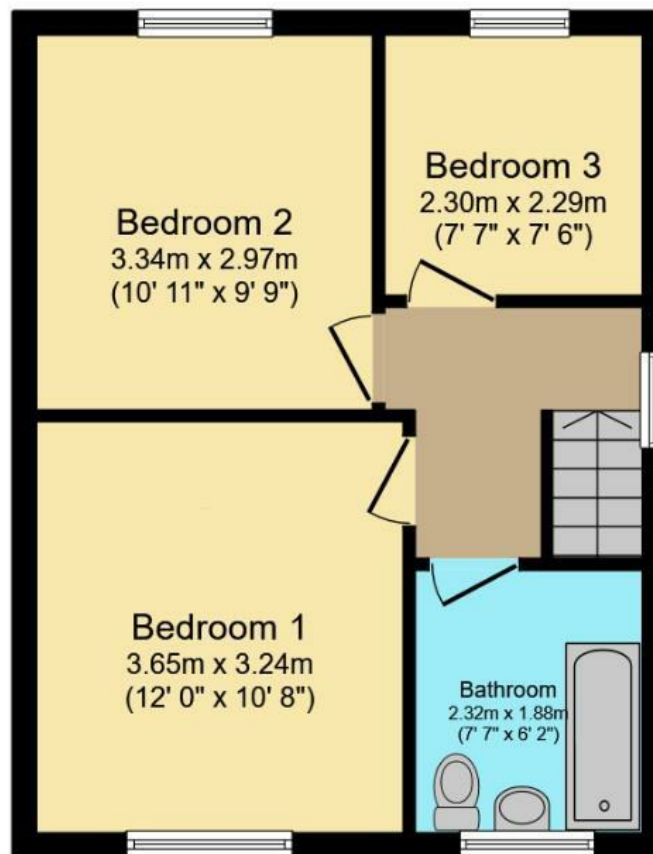
With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest in a promising area, this detached house on Heavygate Road is a must-see. Don't miss the chance to view this wonderful home that combines modern living with a peaceful setting.

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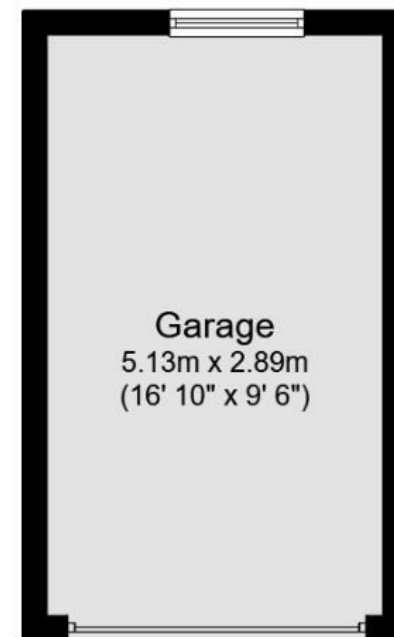
### Ground Floor

Floor area 37.7 sq.m. (405 sq.ft.)



### First Floor

Floor area 37.7 sq.m. (405 sq.ft.)



### Garage

Floor area 15.2 sq.m. (164 sq.ft.)

**Total floor area: 90.6 sq.m. (975 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 a Freehold.

RATING ASSESSMENT

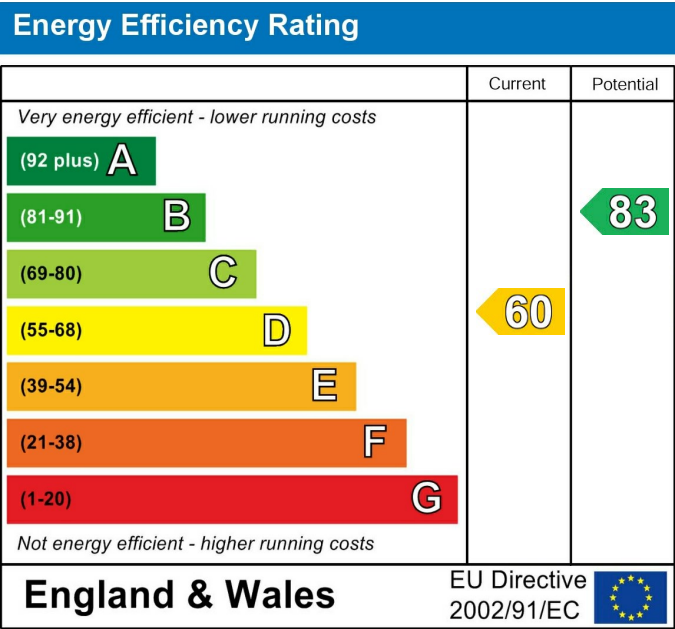
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.















