



HUNTERS®

HERE TO GET *you* THERE

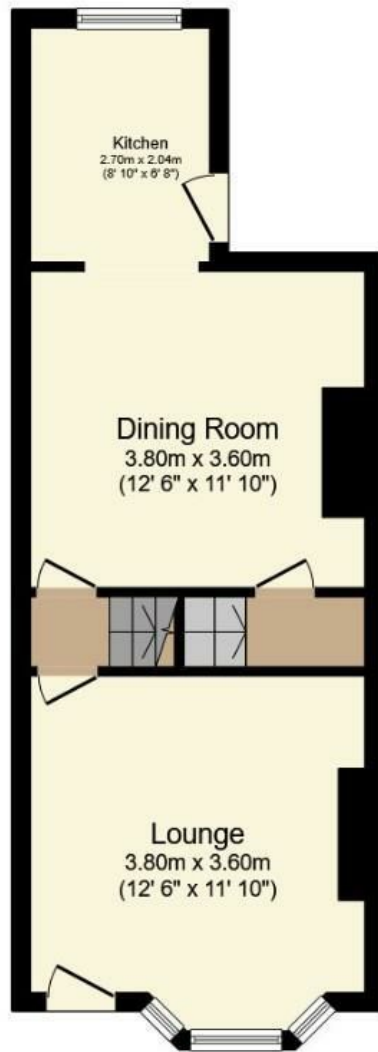
6 Brighton Terrace Road, Sheffield, South Yorkshire, S10 1NU

6 Brighton Terrace Road, Sheffield, South Yorkshire, S10 1NU

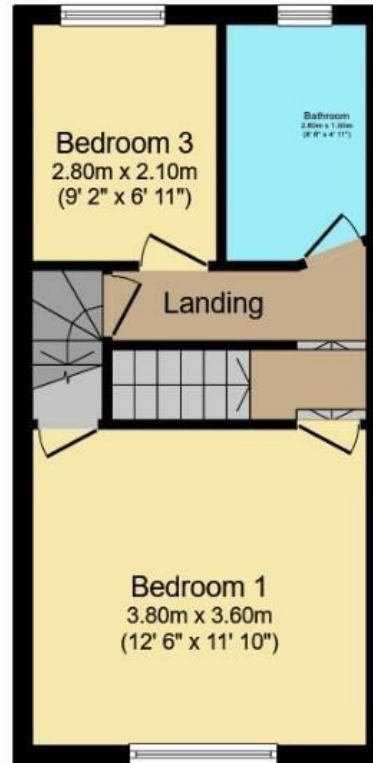
Asking Price £340,000

Hunters Crookes are delighted to present a three bedroom Victorian detached villa situated in the heart of Crookes with easy access to an excellent range of local amenities. The property has undergone a full scheme of modernisation both internal and external including a total re-plaster in most rooms, many internal doors stripped and oiled, new, top of the range wool mix carpets throughout and a total transformation of the relaxing rear garden. Offered for sale with no onward chain, viewing is highly recommended to appreciate the accommodation on offer. Entry via a front gate leading to the front door into the superb lounge with neutral decor. With a large bay window and double coving, the lounge is a relaxing room with plenty of space for furniture. Door through to the inner lobby with stairs rising and access to the first floor. The dining area is a lovely family space with new decor, feature ceiling lights and floor to ceiling cupboard space. The fireplace has recently been opened up making this an ideal space for a freestanding electric stove or decorative items. Access to the cellar via the diner. The cellar offers a large, dry space, perfect for storage. Off shot kitchen with a good range of wall and base units featuring an integrated electric oven and a gas hob with space for all usual appliances. Upstairs, the first floor has a large master bedroom with under the stairs cupboard space. There's a single bedroom and the family bathroom with bath, shower over bath, W/C and sink basin. Stairs rise to the second large double bedroom with a velux window. Outside, there is access down the side of the house to the private lawned rear garden. A modern horizontal slatted fence surrounds the boundaries along with a selection of mature shrubs and plants. The bottom of the garden has a area of log chippings, ideal for furniture, a shed or a bike store.

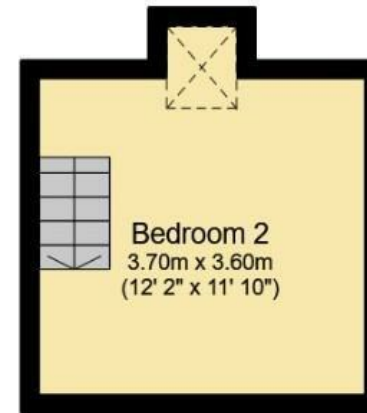
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 82.4 m² (887 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

GENERAL REMARKS

GENERAL REMARKS

TENURE The property is Freehold

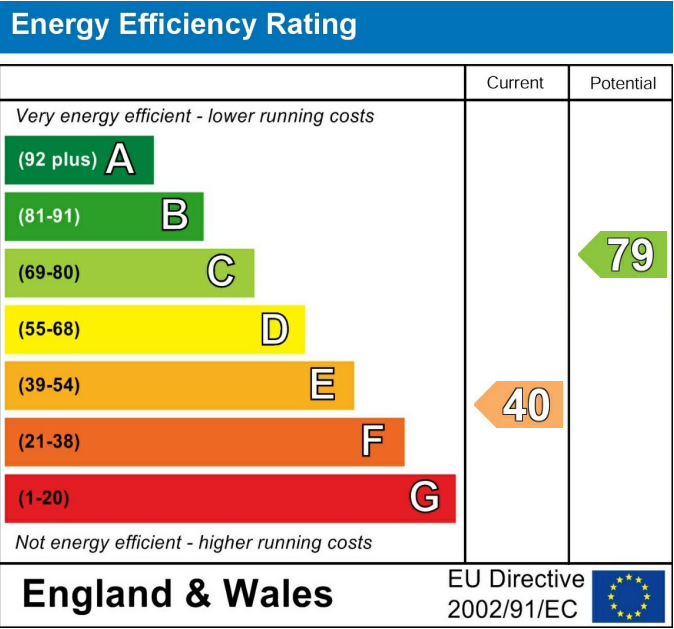
RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band B.

Vacant possession upon 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

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.









