



HUNTERS[®]
HERE TO GET *you* THERE

29 Marston Road, Crookes, Sheffield, S10 1HG

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Offers In Excess Of £260,000

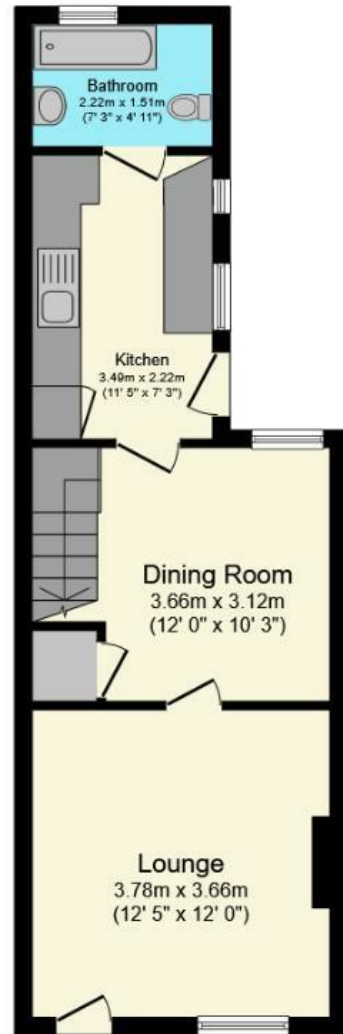
Nestled on Marston Road in the desirable area of Crookes, this charming terraced house presents an excellent opportunity for both first-time buyers, families or investors! With no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The separate dining room is perfect for hosting family meals or entertaining friends, while the modern kitchen is equipped to meet all your culinary needs, making meal preparation a delight. The bathroom offers a bath with shower over, sink basin and W/C.

The inviting rear garden offers a private outdoor space, ideal for enjoying sunny days, gardening, or simply unwinding after a long day. This home combines comfort and practicality, making it a wonderful choice for those seeking a blend of modern living and traditional charm.

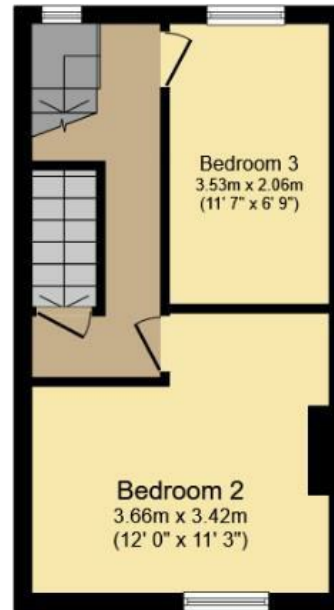
With its convenient location, you will find yourself within easy reach of local amenities, schools, and parks, ensuring that everything you need is just a stone's throw away. This property is a true gem in the heart of Crookes, ready to welcome its new owners. Don't miss the chance to make this lovely house your home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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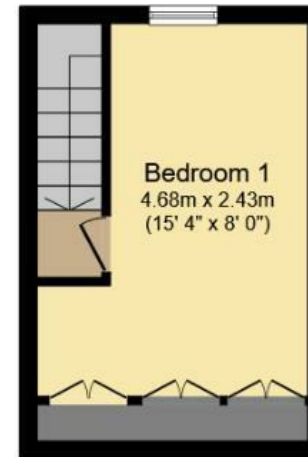
Ground Floor

Floor area 37.2 sq.m. (400 sq.ft.)



First Floor

Floor area 25.6 sq.m. (276 sq.ft.)



Second Floor

Floor area 15.6 sq.m. (168 sq.ft.)

Total floor area: 78.4 sq.m. (843 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

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years from 13/06/1906 and a ground rent of £6.00 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

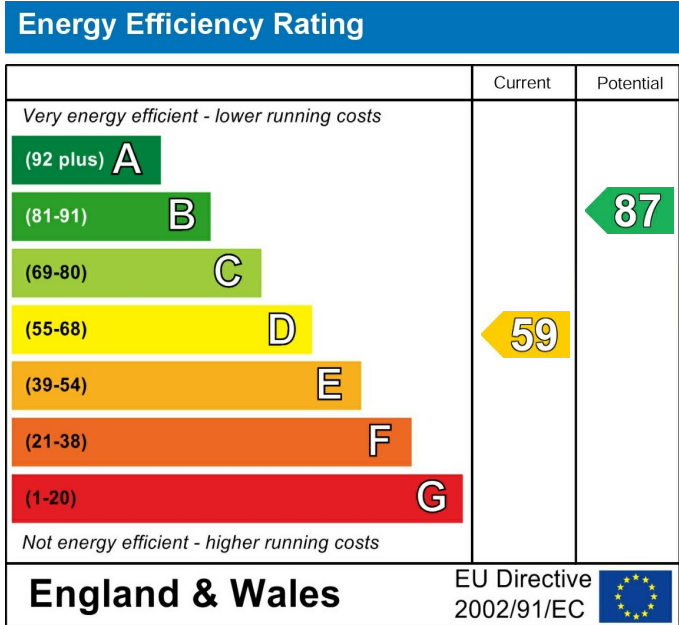
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 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.









