



**HUNTERS®**

HERE TO GET *you* THERE

298 School Road, Crookes, Sheffield, S10 1GR



# 298 School Road, Sheffield, S10 1GR

## Guide Price £240,000

Nestled on School Road, 5 minutes from the university in the desirable area of Crookes, this mid-terrace house presents an excellent opportunity for those seeking to make it either a working rental or a family home. With two spacious reception rooms, one of which could be used as a bedsit, this property offers ample space for a family, students or professionals.

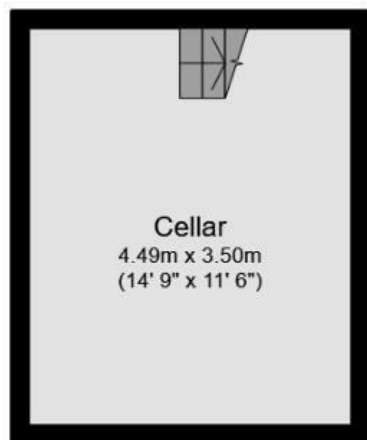
The house is at present configured with three well-proportioned bedrooms and a good well lit single, providing comfortable accommodation for family living or rental arrangements. The property offers a living room, that leads onto the functional kitchen to the rear. The bathroom with upgraded sink and bath /shower offers the potential to create a personal sanctuary tailored to your tastes.

The property has had new outside fittings, including new guttering and a new gas boiler. Offering a lot of potential and character, the property allows you to infuse your own style and preference into the space.

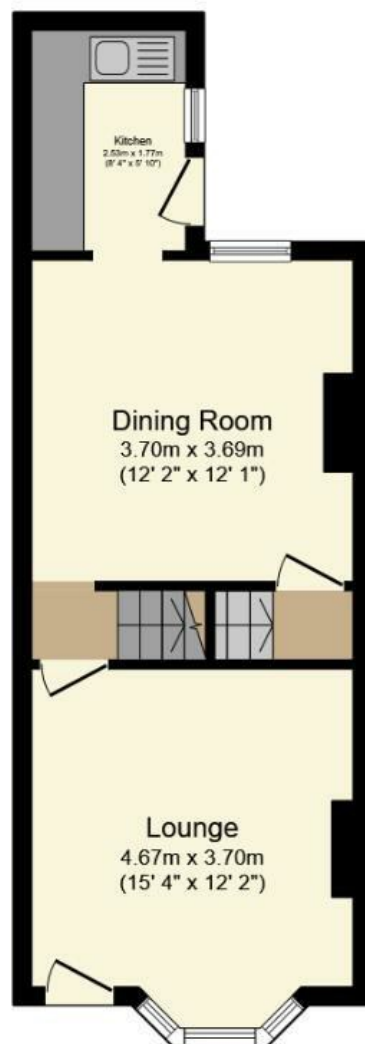
The location is particularly appealing, with a vibrant community atmosphere and convenient access to local amenities, schools, and parks, making it a perfect choice for families or renters seeking access to the city centre.

This property is not just a house; it is a canvas waiting for your vision. With a little creativity and effort, you can transform this mid-terrace into a delightful home that reflects your lifestyle or a rewarding business venture.

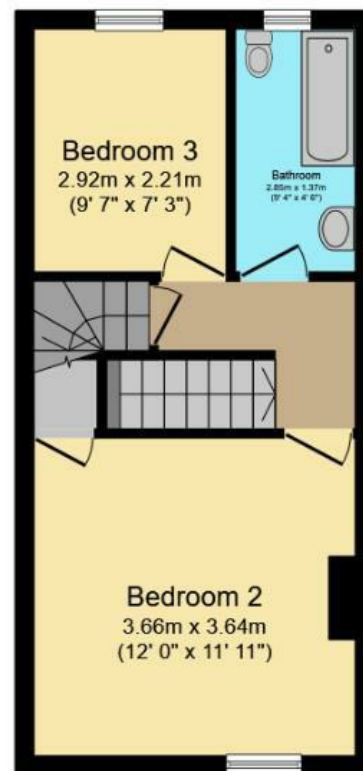
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



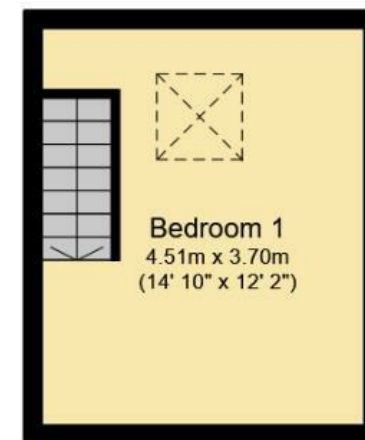
**Cellar**  
Floor area 16.8 sq.m. (181 sq.ft.)



**Ground Floor**  
Floor area 36.1 sq.m. (388 sq.ft.)



**First Floor**  
Floor area 30.8 sq.m. (331 sq.ft.)



**Second Floor**  
Floor area 16.8 sq.m. (181 sq.ft.)

**Total floor area: 100.4 sq.m. (1,081 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 Leasehold with an unexpired term of 800 years from 1896 at a ground rent of £8.50 per annum.

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.

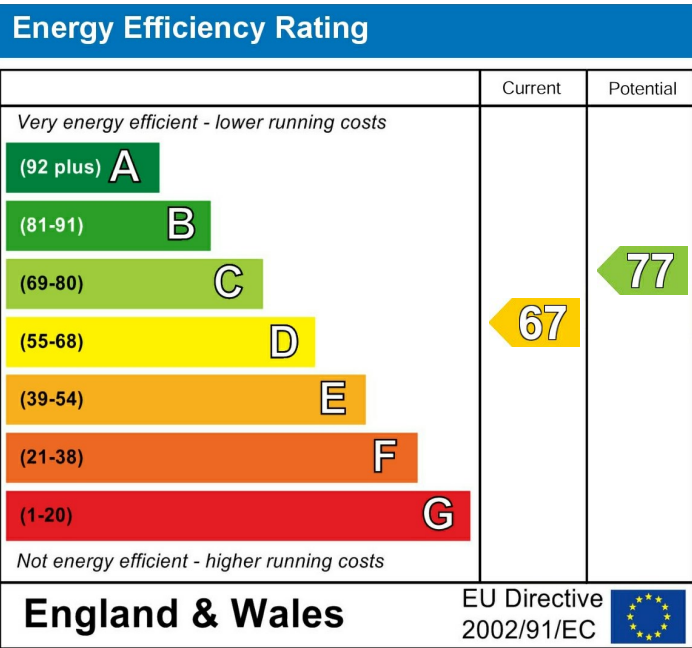
MORTGAGE FACILITIES

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.















