



HUNTERS[®]
HERE TO GET *you* THERE

3 Ivy Grove, Crookesmoor, Sheffield, S10 1EL

3 Ivy Grove, Crookesmoor, Sheffield, S10 1EL

Asking Price £245,000

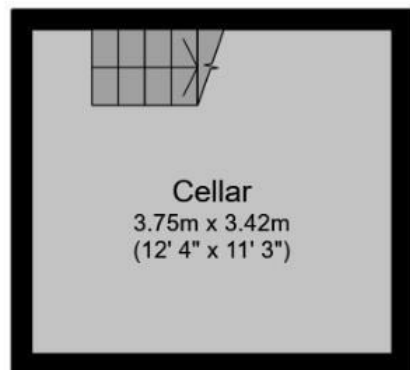
| EXCELLENT TRANSPORT LINKS | FRONT AND REAR GARDEN | Situated in the sought after location of Crookesmoor, Hunters Crookes are delighted to market this stone fronted mid terrace home! This well presented home is the ideal purchase for first time buyers or investors alike, as the property is less than half a mile from the University of Sheffield.

On the ground floor, the property comprises a lounge with feature fire place and gas stove. To the rear, the well-proportioned kitchen diner includes a range of wall and base units offering ample storage space, and access to additional storage space in the cellar. Externally, the property has garden space to the rear and at the front.

To the first floor, the property boasts two bedrooms and a family bathroom. The bathroom includes a bath with shower over, sink basin and W/C. A further good-size double bedroom is located on the second floor, with fitted wardrobe space.

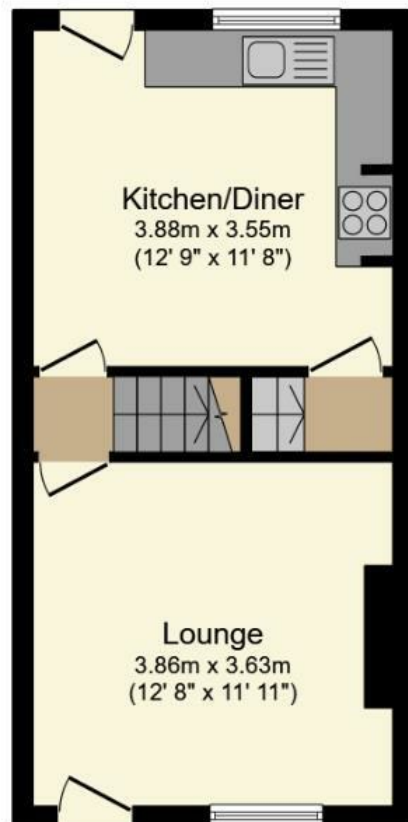
Additionally, the house benefits from excellent transport links, making commuting to the city centre or surrounding areas straightforward and convenient. This location is perfect for those who wish to enjoy the tranquillity of suburban life while remaining connected to the vibrancy of urban amenities.

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



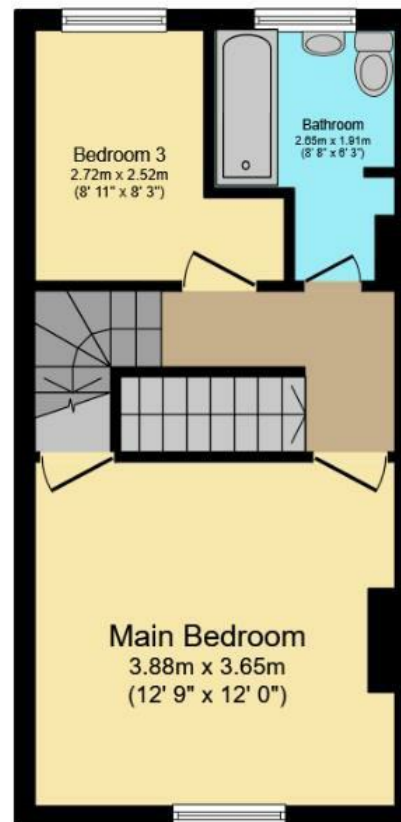
Cellar

Floor area 13.0 sq.m. (140 sq.ft.)



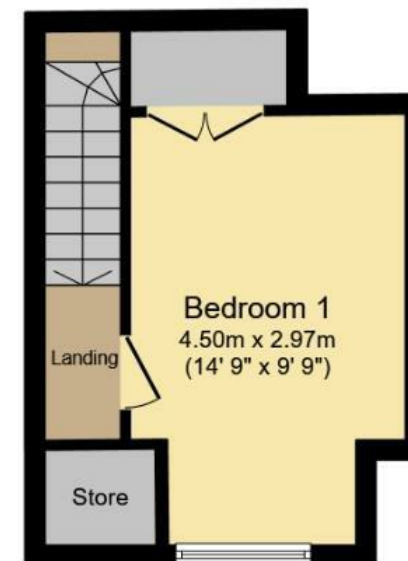
Ground Floor

Floor area 31.1 sq.m. (334 sq.ft.)



First Floor

Floor area 31.0 sq.m. (334 sq.ft.)



Second Floor

Floor area 18.9 sq.m. (204 sq.ft.)

Total floor area: 94.0 sq.m. (1,012 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 a long Leasehold with a term of 800 years from 28th May 1964 and a ground rent of £5.00 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.

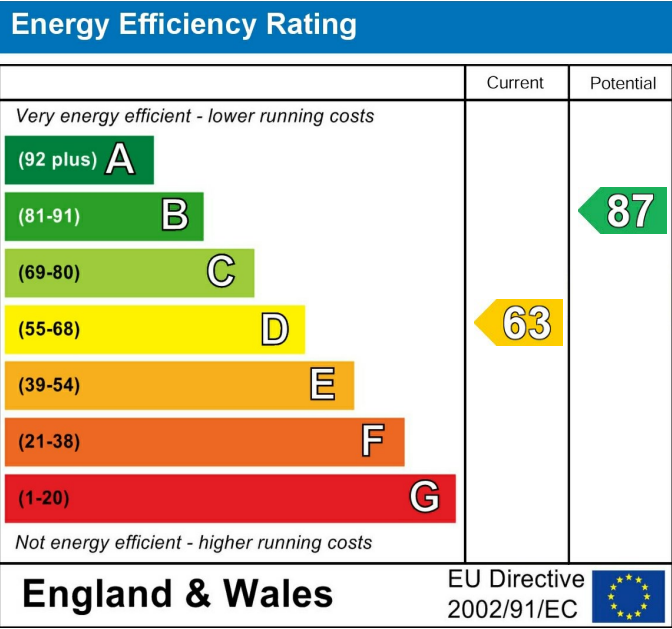
MORTGAGE FACILITIES

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

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.









