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11 Bole Hill Lane, Crookes, Sheffield, S10 1SA

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Offers Over £200,000

| STONE FRONTED | NO ONWARD CHAIN | Situated in the desirable area of Crookes, this charming stone fronted house on Bole Hill Lane presents an excellent opportunity for first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing room for relaxation and rest. With an extra study room on the first floor, the property provides ample space for all.

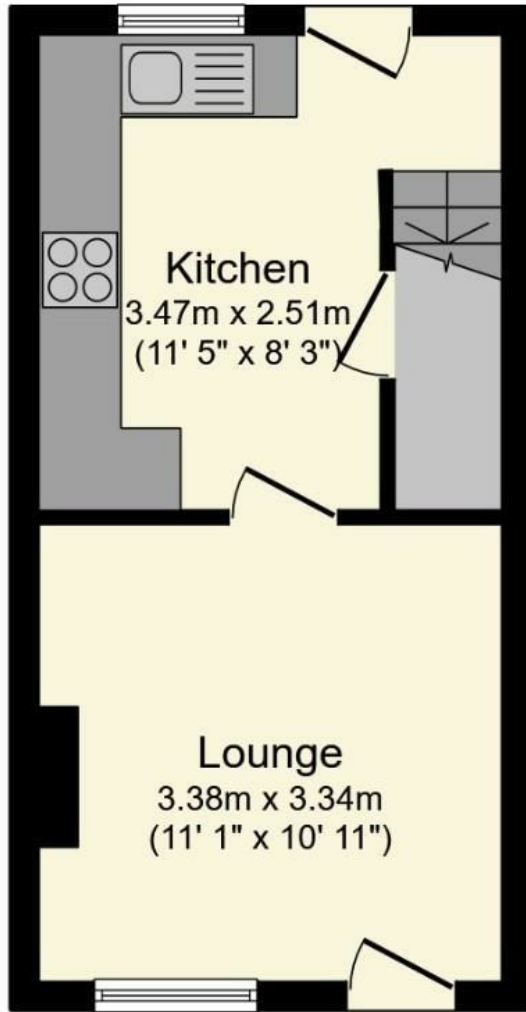
The well-proportioned living room is equipped with a gas fireplace and offers a welcoming space for entertaining guests. To the rear, the kitchen comprises a range of wall and base units, and space for appliances.

One of the standout features of this home is the rear garden, which includes a useful outbuilding, perfect for storage or as a potential workspace. The garden itself is a delightful outdoor retreat, ideal for enjoying the fresh air or hosting summer gatherings.

Situated in a sought-after location, this property is conveniently close to a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is just a short stroll away. The absence of an onward chain makes this property even more appealing, allowing for a smoother transition into your new home.

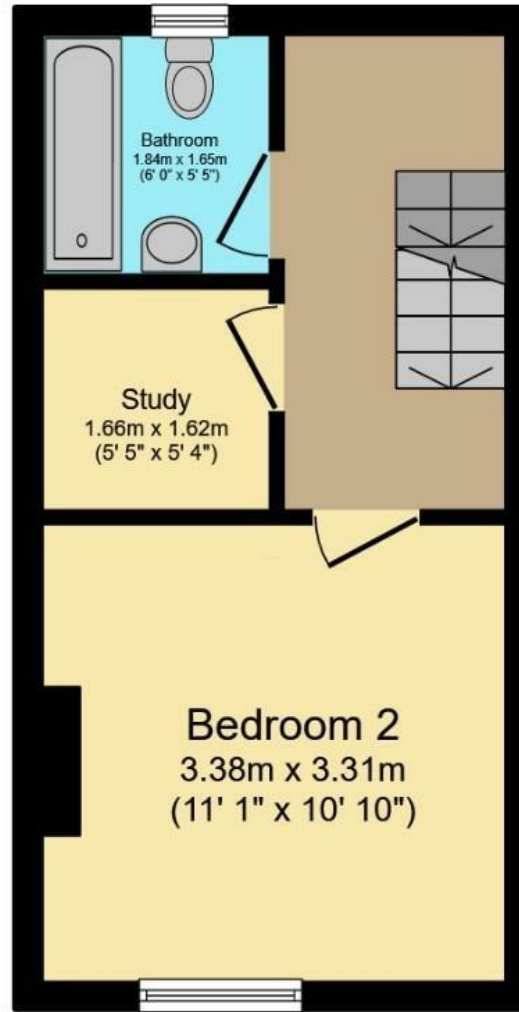
In summary, this mid-terrace house on Bole Hill Lane offers a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this vibrant community.

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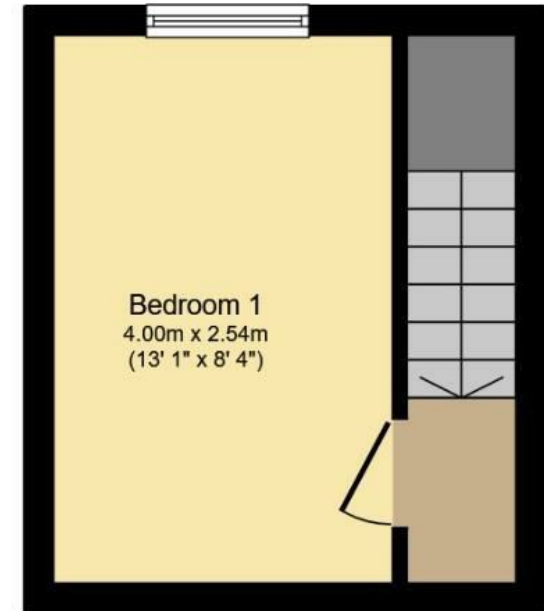
Ground Floor

Floor area 23.4 sq.m. (251 sq.ft.)



First Floor

Floor area 23.4 sq.m. (251 sq.ft.)



Second Floor

Floor area 13.5 sq.m. (146 sq.ft.)

Total floor area: 60.2 sq.m. (648 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 September 1899 and a ground rent of £1.00 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

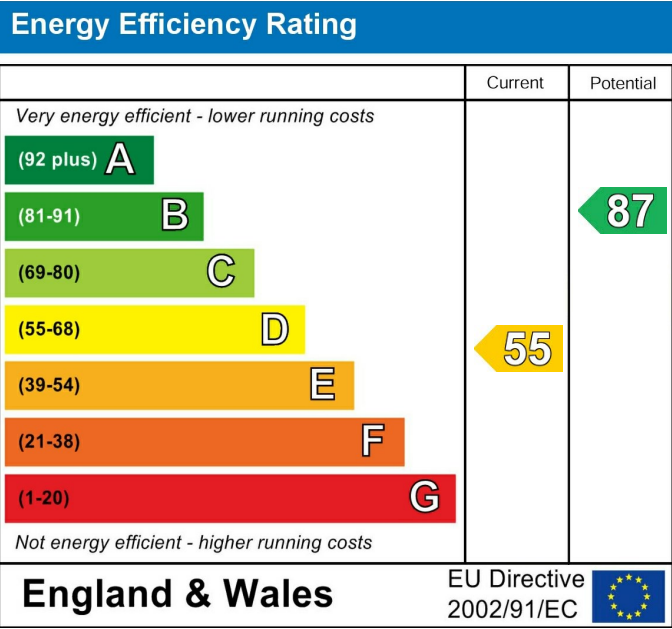
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.







