



**HUNTERS®**  
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7 Romsdal Road, Crookes, Sheffield, S10 1HE

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Asking Price £210,000

| FREEHOLD | PRIVATE GARDEN | Situated on the quiet street of Romsdal Road, this home in Crookes presents an excellent opportunity for those seeking a delightful mid-terrace house. With no onward chain, this home is ready for you to move in without delay. The location is highly desirable, known for its vibrant community and proximity to local amenities, parks, and excellent transport links.

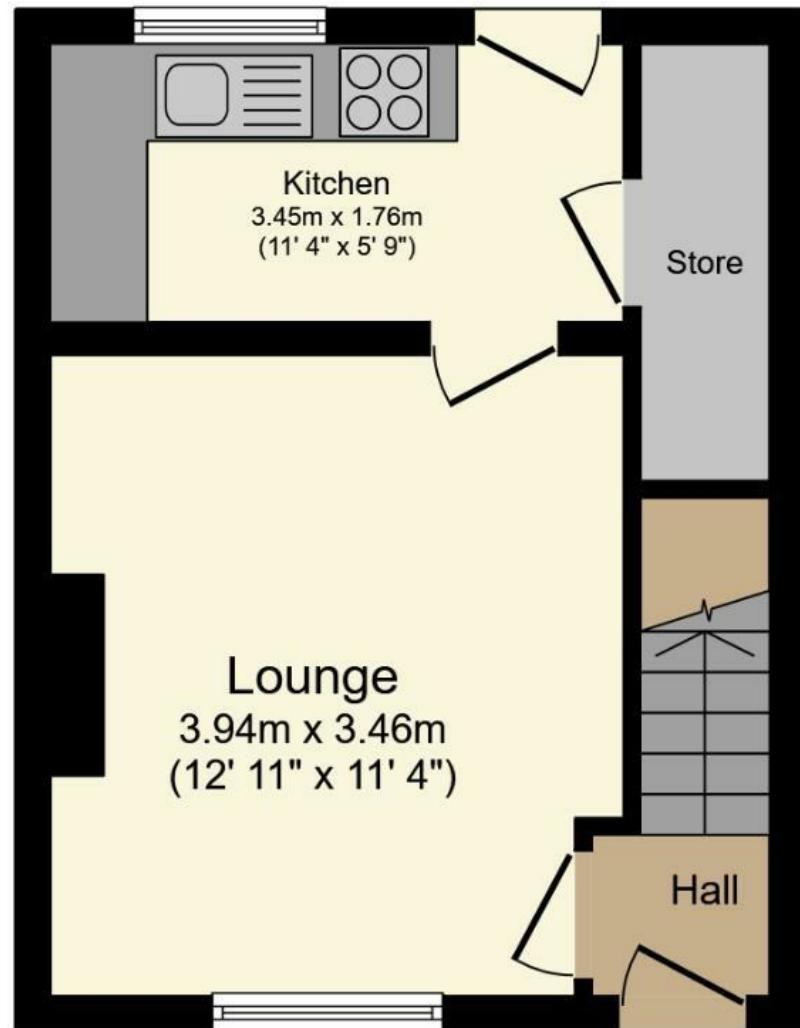
The inviting lounge creates a warm and welcoming atmosphere; Perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings that cater to all your culinary needs. It provides a functional space for cooking and dining, ensuring that meal preparation is both enjoyable and efficient. In the kitchen, there is a separate store cupboard ensuring ample storage space.

To the first floor, the property boasts two well-proportioned bedrooms, making it ideal for couples, or individuals looking for extra space. To the rear, the family bathroom comprises a bath, sink basin and W/C.

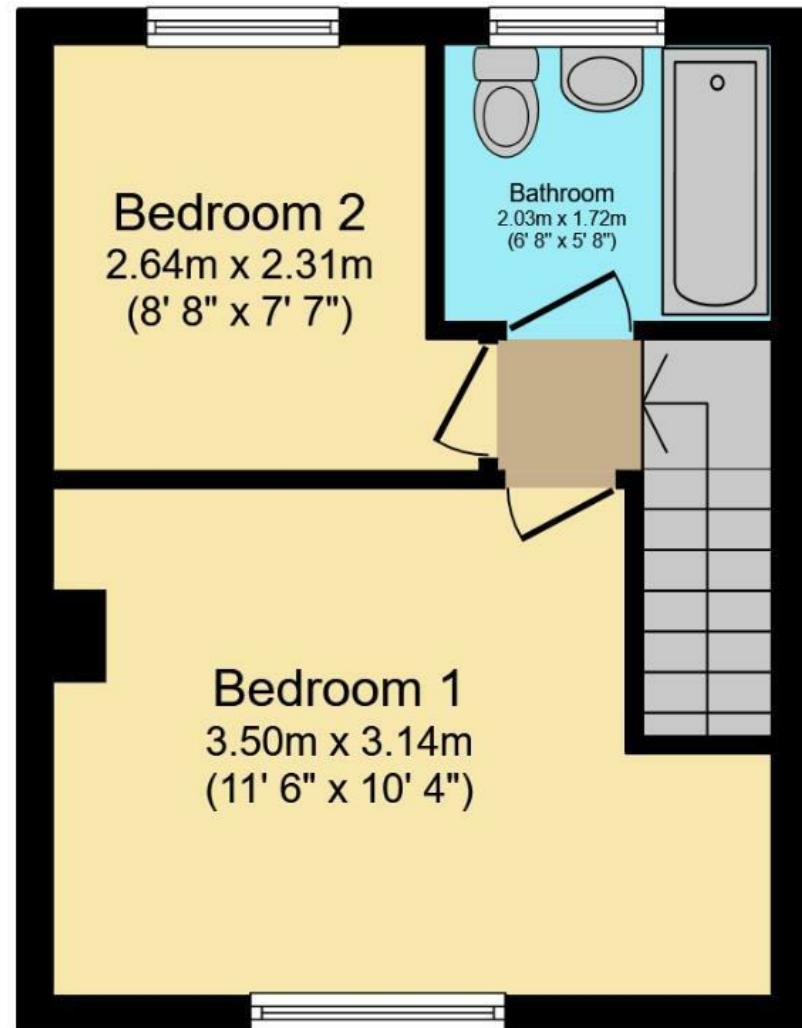
One of the key advantages of this property is the private and spacious rear garden, which receives sunlight throughout the whole day. The garden offers a tranquil outdoor space for gardening, leisure, or simply enjoying the fresh air. The property is located near a broader street corner, facilitating easier on street parking.

In summary, this home on Romsdal Road is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying modern comforts and outdoor space. Don't miss your chance to make this lovely property your new home.

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



**Ground Floor**  
Floor area 26.1 sq.m. (281 sq.ft.)



**First Floor**  
Floor area 26.1 sq.m. (281 sq.ft.)

**Total floor area: 52.2 sq.m. (562 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 a Freehold.

### 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.

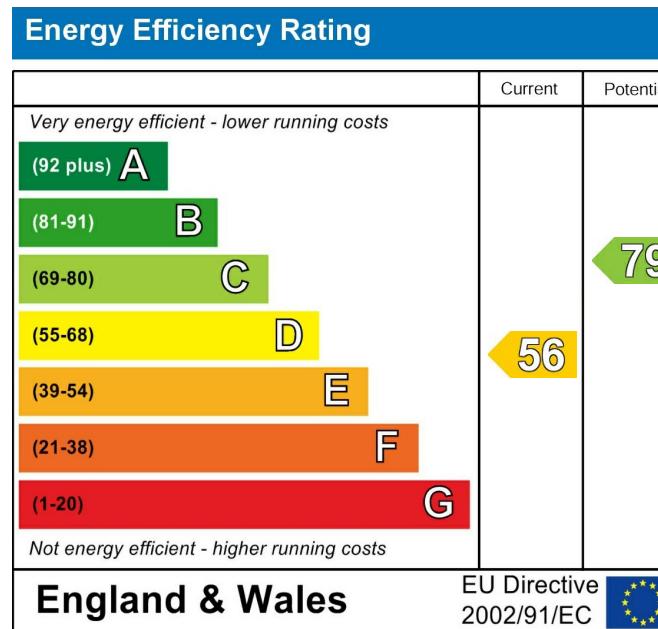
### MORTGAGE FACILITIES

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.



