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FOR SALE
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4 Midfield Road, Crookes, Sheffield, S10 1SU

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Guide Price £240,000

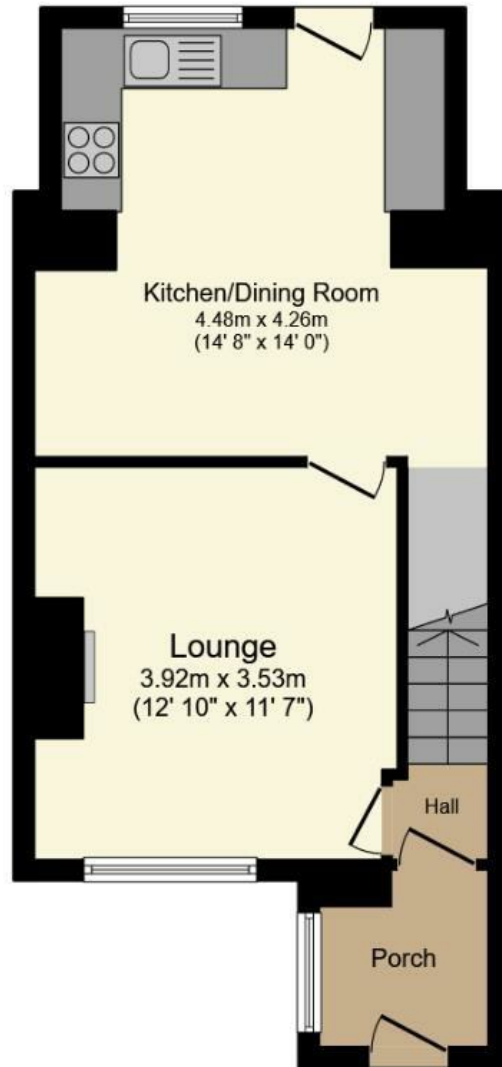
GUIDE PRICE *** £240,000 - £250,000 *** Located on Midfield Road in the sought after location of Crookes, Hunters Crookes are delighted to present this mid terrace home, offering a wonderful opportunity for both first-time buyers and those looking to downsize. The property exudes character while providing modern comforts and benefits from having no onward chain.

This property features two well-proportioned bedrooms, perfect for a small family or as a guest room and study. The generous kitchen diner is a standout feature, providing ample space for cooking and entertaining, making it the heart of the home. With a range a wall and base units, built in storage space under the stairs and plenty of space for appliances, this room has everything you need! The lounge features a gas fireplace and offers a cosy space to relax and unwind after your day.

One of the key advantages of this property is the private rear garden, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy a bit of fresh air. The property has a porch to the front, and again, private garden space.

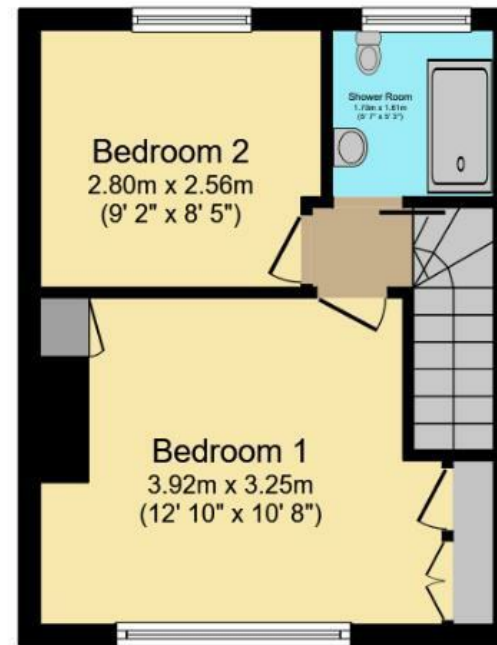
This property is ideally located in a vibrant community, with local amenities, parks, and schools within easy reach. Whether you are looking to make this your first home or seeking a peaceful retreat, this charming end-terrace house on Midfield Road is a must-see. Don't miss the chance to make it your own.

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



Ground Floor

Floor area 39.1 sq.m. (421 sq.ft.)



First Floor

Floor area 26.7 sq.m. (287 sq.ft.)

Total floor area: 65.8 sq.m. (708 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 9th October 1932 at a ground rent of £2.12 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.

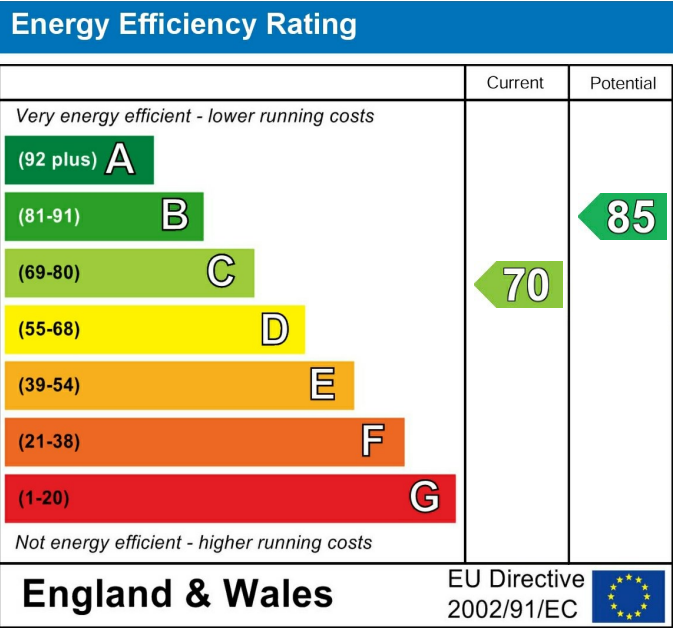
MORTGAGE FACILITIES

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.











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