



HUNTERS[®]

HERE TO GET *you* THERE

74 Tasker Road, Crookes, Sheffield, S10 1UZ

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Offers Around £270,000

| MASTER BEDROOM WITH EN SUITE | NO CHAIN | Hunters Crookes present this chain - free home in the desirable area of Tasker Road, presenting an excellent opportunity for both families and professionals alike. The property offers a great space that you can move in without delay and start enjoying your new home right away.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The separate dining room is perfect for hosting dinner parties or enjoying family meals, and comprises a built in storage cupboard and access to the cellar. The off shot kitchen features a range of wall and base units, and space for appliances.

This home features three well-proportioned bedrooms, including a master bedroom complete with an en suite shower room, offering a private retreat for the homeowners. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office. The first floor includes a family bathroom equipped with shower over bath, sink basin and W/C.

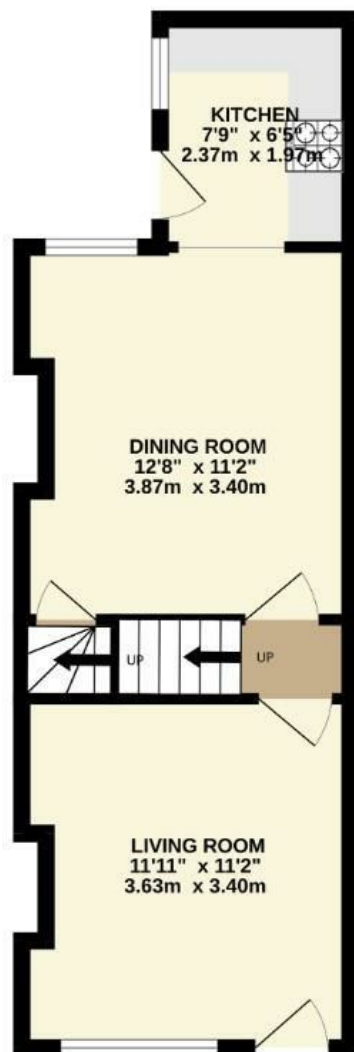
One of the standout features of this property is the private rear garden, a delightful outdoor space where you can unwind, garden, or entertain friends and family during the warmer months.

Situated in a sought-after location, this house is conveniently close to local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of Sheffield living.

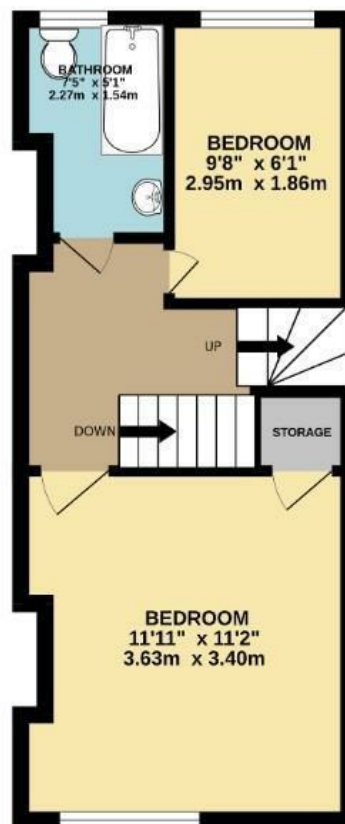
In summary, this terraced house on Tasker Road is a fantastic opportunity to acquire a lovely home in a prime location, offering comfort, space, and the potential for a wonderful lifestyle. Don't miss your chance to make it your own.

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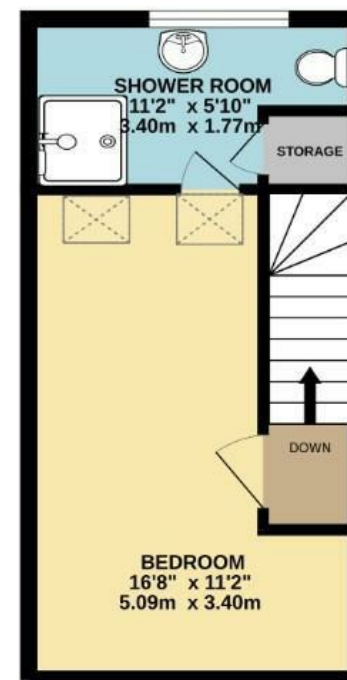
GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS

TENURE

This property is Leasehold with a term of 800 years from 3rd October 1895 and a ground rent of £8.00 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

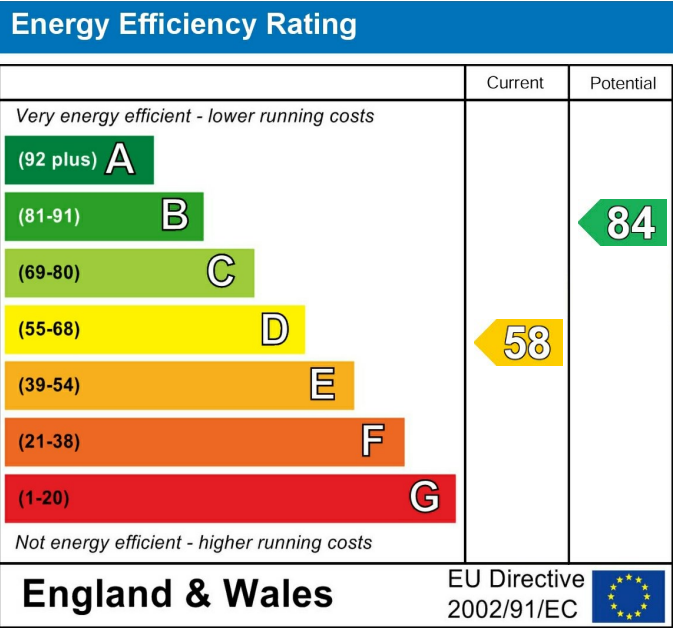
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.





