



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

138 Sandygate Road, Crosspool, Sheffield, S10 5SB

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## Offers Around £330,000

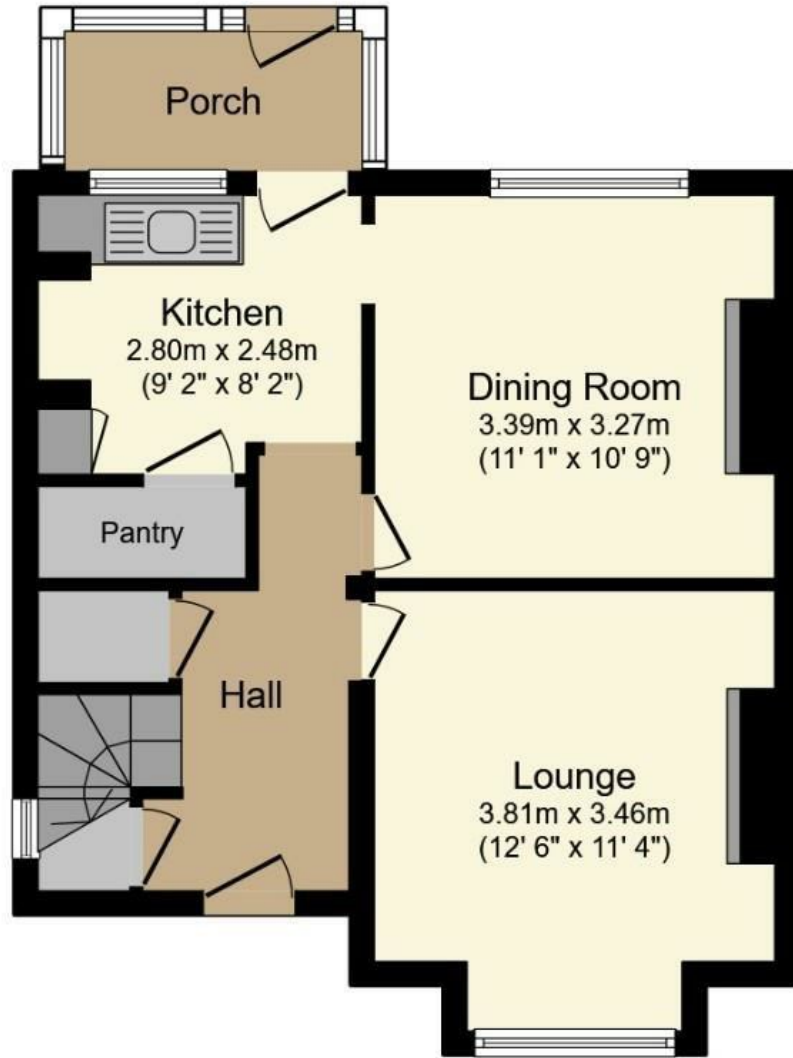
| DRIVEWAY AND GARAGE | SOUGHT AFTER LOCATION | Nestled in the sought-after area of Crosspool, this charming semi-detached house on Sandygate Road presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The lounge and dining room provide a perfect setting for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

One of the standout features of this home is the generous rear garden, which offers a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Additionally, the property benefits from a driveway and a garage, providing convenient off-street parking and extra storage options.

With no onward chain, this home is ready for you to move in without delay, making it an ideal choice for those looking to settle in quickly. Located in a popular residential area, you will find yourself within easy reach of local amenities, schools, and parks, ensuring that everything you need is just a stone's throw away.

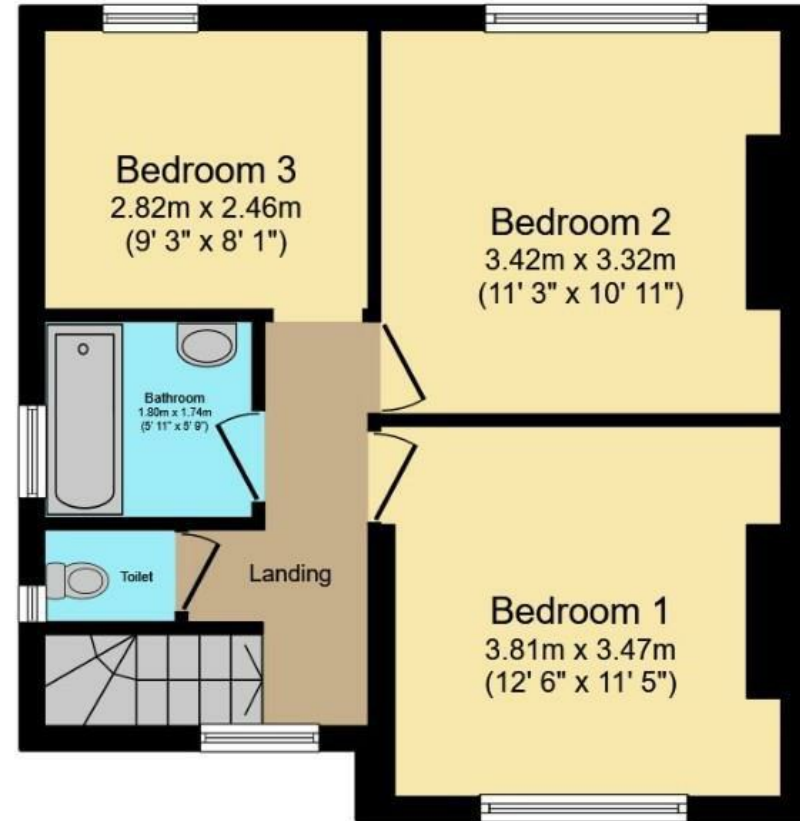
This semi-detached house is a great find in such a desirable location, and it promises to be a wonderful place to call home. Don't miss the chance to view this property and experience its charm for yourself.

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### Ground Floor

Floor area 45.1 sq.m. (486 sq.ft.)



### First Floor

Floor area 40.4 sq.m. (434 sq.ft.)

Total floor area: 85.5 sq.m. (920 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 Freehold.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### 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.

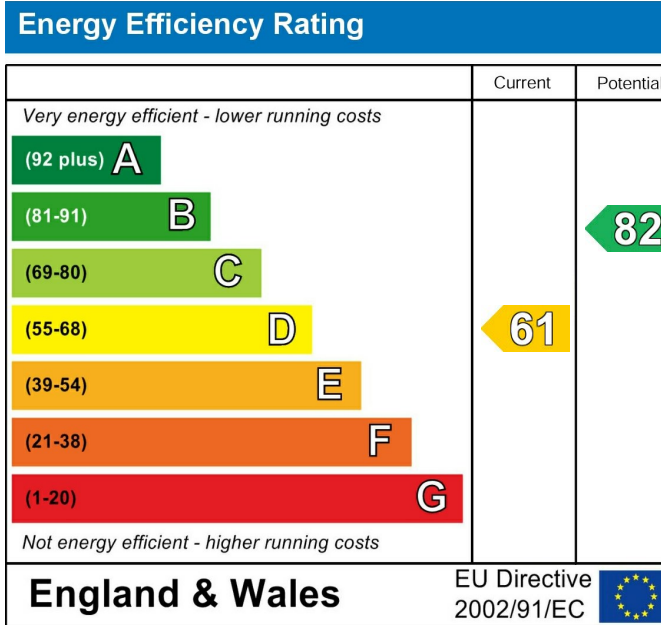
### MORTGAGE FACILITIES

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.







