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30 Netherfield Road, Crookes, Sheffield, S10 1RB

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Asking Price £260,000

| CLOSE TO THE BOLE HILLS | EN SUITE SHOWER ROOM | Nestled on the charming Netherfield Road in the sought-after area of Crookes, this delightful mid-terrace house offers a perfect blend of character and modern living. The property boasts three well-proportioned bedrooms, including a master suite complete with an en suite shower room, providing a private sanctuary for relaxation.

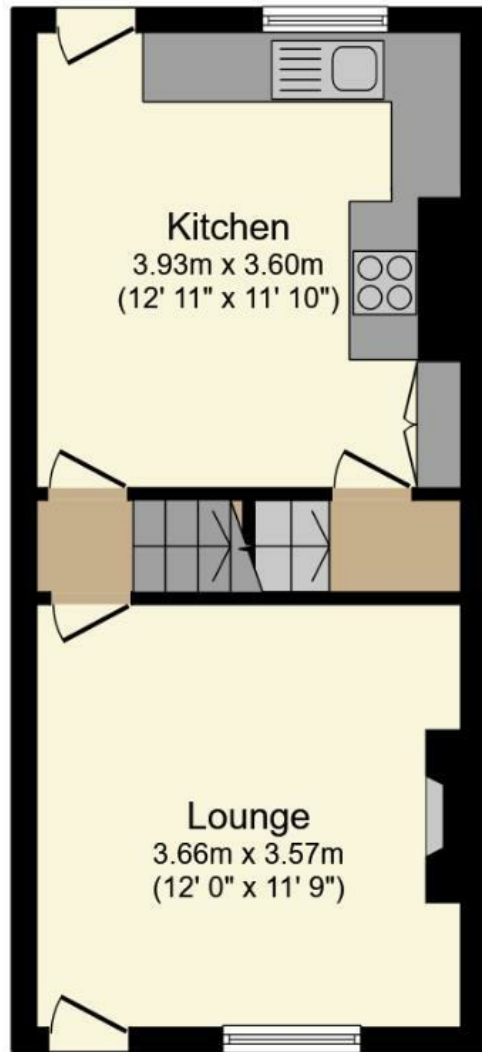
The home features two inviting reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The modern kitchen diner comprises a range of wall and base units, and offers access to the rear garden. The level private rear garden is a standout feature, complete with decking that offers a perfect space for outdoor dining or simply soaking up the sun.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. The extensive views over North Sheffield from the property add to its appeal, allowing you to appreciate the beauty of the surrounding landscape.

Convenience is at your doorstep, as the property is situated close to the vibrant local amenities found on Crookes High Street. Here, you will find a variety of shops, cafes, and services, making daily life both easy and enjoyable.

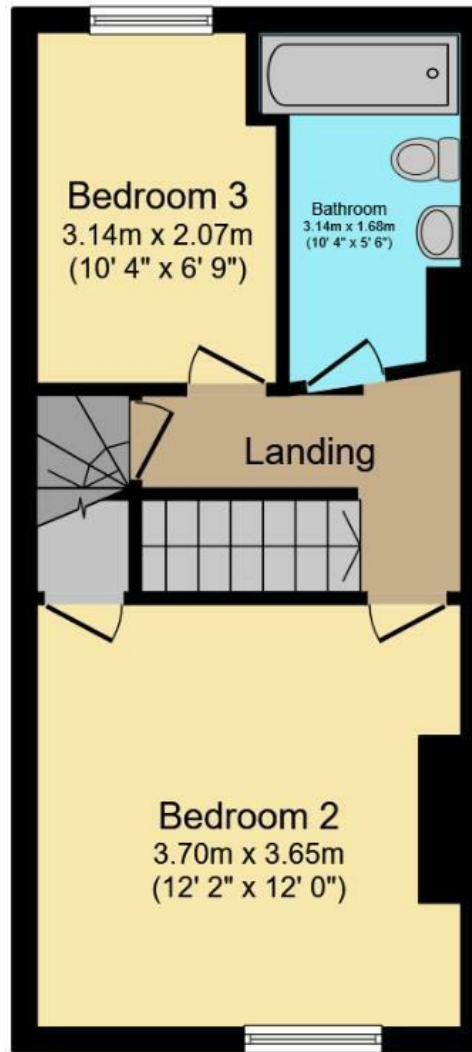
In summary, this three-bedroom terrace house on Netherfield Road is a wonderful choice for families or professionals seeking a comfortable home in a desirable location. With its blend of period charm, modern conveniences, and a lovely outdoor space, it is sure to attract considerable interest.

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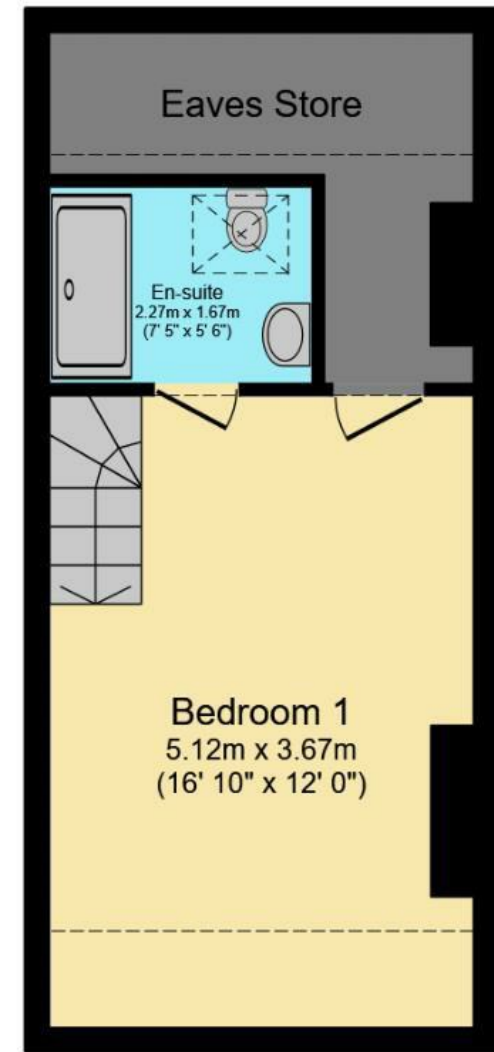
Ground Floor

Floor area 31.4 sq.m. (338 sq.ft.)



First Floor

Floor area 31.4 sq.m. (338 sq.ft.)



Second Floor

Floor area 24.6 sq.m. (265 sq.ft.)

Total floor area: 87.4 sq.m. (941 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 Leasehold with a term of 800 years from 31st December 1899 and a ground rent of £7.00 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

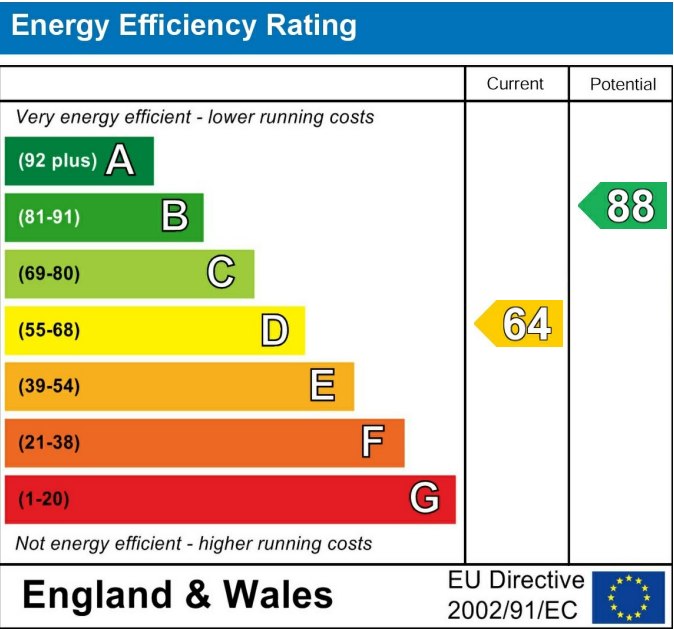
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.









