



HUNTERS[®]

HERE TO GET *you* THERE

19 Croydon Street, Sheffield, S11 8BD

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£160,000

Croydon Street, Sharrow is located 0.3 of a mile from the popular Sharrow Vale Road area. This delightful three-bedroom mid-terrace house awaits its new owners, with a front facing reception room and rear dining kitchen. To the first floor is the main bedroom, second bedroom and bathroom with a further bedroom to the second floor.

Although in need of some modernisation, this house presents a fantastic opportunity for those with a vision to transform it into a stylish and contemporary home. The level garden with a brick outbuilding adds a touch of character and provides a perfect outdoor space for relaxing.

Situated in a great location, this property offers convenience and accessibility to local amenities, schools, and transport links, making it an ideal choice for those seeking a well-connected lifestyle.

With no onward chain, the path to making this house your home is clear and hassle-free. Don't miss out on the chance to create your dream living space in this promising property on Croydon Street.

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 A.

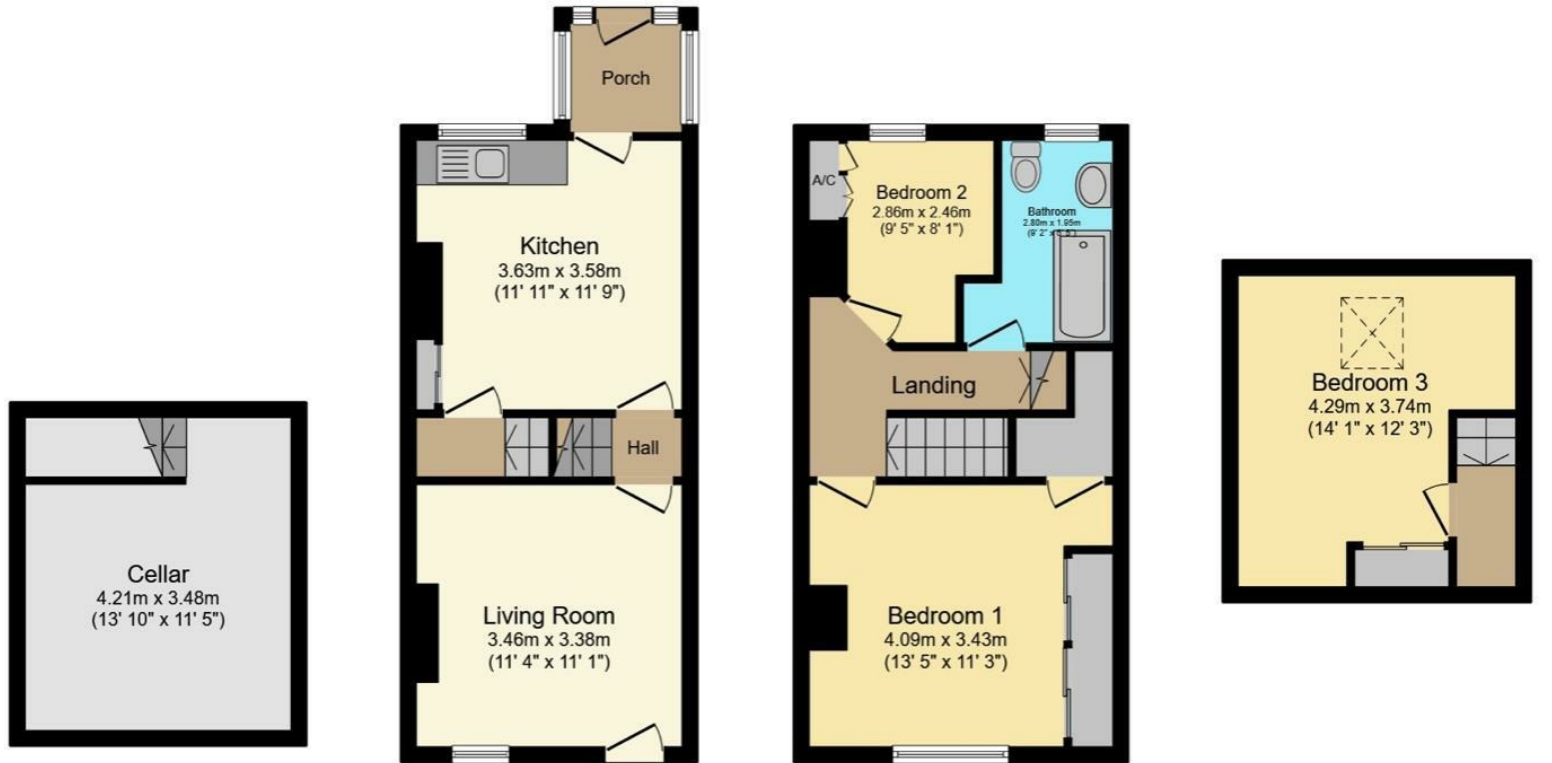
VACANT POSSESSION

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 SECURED ON IT.

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Cellar

Floor area 15.1 m² (162 sq.ft.) approx

Ground Floor

Floor area 31.6 m² (340 sq.ft.) approx

First Floor

Floor area 33.4 m² (359 sq.ft.) approx

Second Floor

Floor area 15.7 m² (169 sq.ft.) approx


Total floor area 95.7 m² (1,030 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	59	
EU Directive 2002/91/EC	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	England & Wales	

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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.





