

# HUNTERS®

HERE TO GET *you* THERE



## Newent Lane

Crookes, Sheffield, S10 1HD

£500 Per Month



\*\*\* SHARED ACCOMMODATION \*\*\* NOW ONLY TWO BEDROOMS AVAILABLE £200pcm for single room, £300pcm for Double room  
\*\*\* Hunters Crookes is delighted to market this mid terrace house located in the heart of the popular and much sought after residential area of Crookes.

The property which is available for students/shared accommodation briefly comprises of a front facing lounge with under stairs store and useful built-in alcove cupboard housing meters and space for a broadband router which feeds the bedrooms. The modern 'U' shaped kitchen is to the rear having space for washing machine, dish washer and fridge/freezer. Three bedrooms and shower room being to the first floor. Externally the house has a low maintenance yard with timber shed.



**ON THE GROUND FLOOR**  
**ON THE GROUND FLOOR**

**LOUNGE 11'11" x 13'1" (3.63 x 3.99)**

The lounge is to the front of the house and has decorative coving and ceiling circle. There is a useful under stairs store and a built-in alcove cupboard which houses the gas and electric meters together with space for a broadband router with cabling leading to the bedrooms.

**DINING KITCHEN 8'0" x 13'0" (2.44 x 3.96)**

The dining kitchen comprises a stainless steel sink unit set into a 'U' shaped worktop with cupboards and drawers below, together with plumbing and drainage for an automatic washing machine and dish washer. There is an integrated oven with companion gas hob and space for a fridge/freezer. There is a range of matching wall cupboards. The walls are part ceramic tiled and there is a wall mounted g...

**ON THE FIRST FLOOR**  
**ON THE FIRST FLOOR**

**LANDING**

Having loft hatch access to the sub roof void which is insulated.

**MASTER BEDROOM 8'7" x 10'0" (2.61 x 3.05)**

The main bedroom is to the front .

**BEDROOM NO.2 6'11" x 11'11" (2.11 x 3.63)**

The second bedroom is also to the front of the house and benefits from space over the front passageway.

**BEDROOM NO.3 7'11" x 11'0" (2.42 x 3.35)**

The third bedroom is to the rear.

**SHOWER ROOM**

The shower room comprises a white suite with shower cubicle and electric shower, vanity wash hand basin with cupboards below and a push button low flush w.c. The walls are part ceramic tiled and there is an electric extractor fan.

**OUTSIDE**

To the rear is a concreted hard-standing area which contains a timber garden shed.

**GENERAL REMARKS**  
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**TENURE**

The 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.

**CENTRAL HEATING AND DOUBLE GLA**

The property has the benefit of gas fired central heating with panel radiators throughout and the windows throughout are UPVC framed sealed unit double glazed replacement units.

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. **THINKING OF SELLING?** 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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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

