

HUNTERS[®]

HERE TO GET *you* THERE



Longfield Road

Crookes, Sheffield, S10 1QW

£900 Per Calendar Month



HUNTERS CROOKES are delighted to market this two double bedroom mid terraced house situated in the much sought after location of Crookes. Having access to excellent local amenities including shops, supermarkets, restaurants, pubs and public transport links to central hospitals, Universities and the City Centre. The accommodation, which benefits from gas central heating and double glazing, briefly comprises; entrance lobby, lounge and dining kitchen. To the first floor are two double bedrooms and bathroom with shower over bath. Outside, there is a fore court whilst to the rear is a private garden having a patio seating area and artificial lawn with shrubs and trees to the borders.



ON THE GROUND FLOOR
ON THE GROUND FLOOR

ENTRANCE LOBBY

Having a built in under stair cupboard with a wood effect flooring and stairway access to the first floor.

LOUNGE 12'0" x 15'5" (3.65 x 4.71)

A reception room being of dual aspect with a wood effect laminate flooring. There is a picture rail to the walls and decorative coving to the ceiling.

KITCHEN 9'0" x 9'4" (2.74 x 2.85)

A stainless steel sink unit with a mixer tap is set into a 'U' shaped worktop with cupboards and drawers below together with an integrated oven with a companion gas hob. There is space, plumbing and drainage for an automatic washing machine. Having a range of wall mounted cupboards with an extractor hood over the hob position. There is ceramic tiling to the splash back. Wood effect flooring and...

ON THE FIRST FLOOR
ON THE FIRST FLOOR

LANDING

Having a front facing window.

BEDROOM NO.1 10'4" x 12'0" (3.15 x 3.66)

A double bedroom being to the rear with built in cupboard space and a picture rail to the walls.

BEDROOM NO.2 9'1" x 12'6" (2.77 x 3.8)

A double bedroom being to the rear.

BATHROOM

A white suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin and push button low flush WC. The walls are part ceramic tiled. Wood effect laminate flooring and inset ceiling down lighters. There is a front facing obscure window.

OUTSIDE

To the front is a forecourt. To the rear of the property there is a fenced in rear garden having a paved area with steps leading up to a flag stone patio onto artificial grass. There are a variety of plants, shrubs and trees to the borders.

RATING ASSESSMENT

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

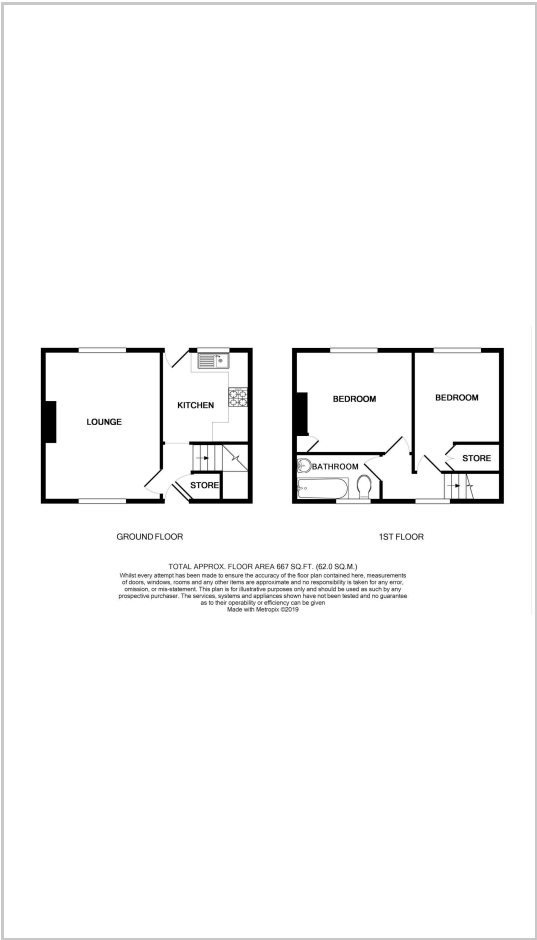
CENTRAL HEATING AND DOUBLE GLA

This property benefits from a gas fired central heating system with combination boiler and has uPVC double glazed window units.

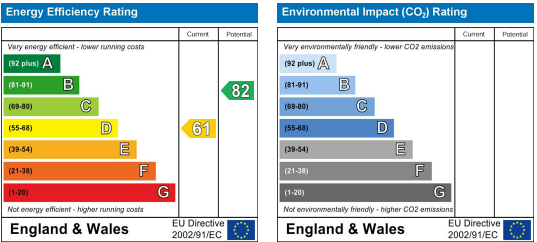
Area Map



Floor Plans



Energy Efficiency Graph



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.