



373 Crookesmoor Road, Sheffield

- No Chain
- Driveway to the front
- Garden to the rear
- Highly regarded local schools
- In need of modernisation
- 3 Bed semi-detached property
 - Downstairs toilet
- Well Placed For Universities And Hospitals
 - Council tax band C

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

Hunters of Hunters bar are delighted to offer to market this 3 bedroom semi-detached property which is in need of some general updating and would be ideal for the first time buyer or growing family.

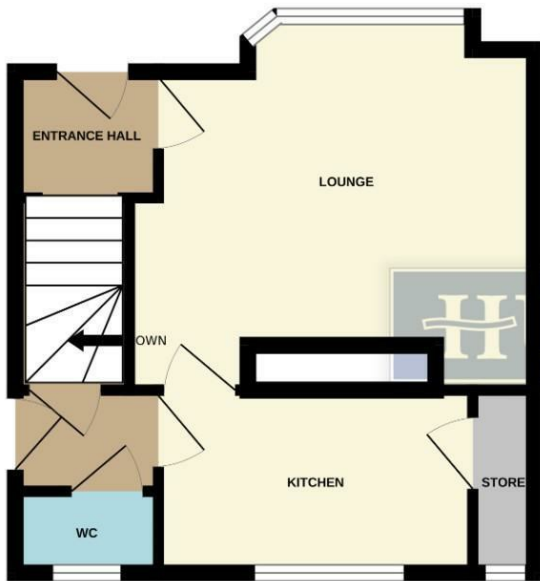
The property is located between the city and desirable area of Broomhill and the Peak District is beyond. Situated within reputable school catchment areas, it enjoys a close proximity to the universities and main hospitals, frequent bus services to the city and many parks including Sheffield's renowned Botanical Gardens. As a sought-after area with a lively feel, Broomhill is the perfect location for families who appreciate a cosmopolitan lifestyle with easy access to an eclectic variety of independent shops, bars and restaurants and a wealth of leisure, cultural and sporting activities that combine to make the area so highly desirable.

The property briefly comprises front garden and driveway. On the ground floor is a bay fronted lounge, Kitchen, toilet and pantry and to the first floor are three bedrooms and a bath room. There is access at the side of the property to the larger than average rear garden.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



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