



**HUNTERS**<sup>®</sup>  
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74 Tasker Road, Crookes, Sheffield, S10 1UZ

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## Asking Price £250,000

| FREEHOLD | EN SUITE SHOWER ROOM | Hunters Crookes present this chain-free home in the desirable area of Crookes on Tasker Road. This home presents an excellent opportunity for both families and professionals alike. The property offers a great space that you can move in without delay and start enjoying your new home right away.

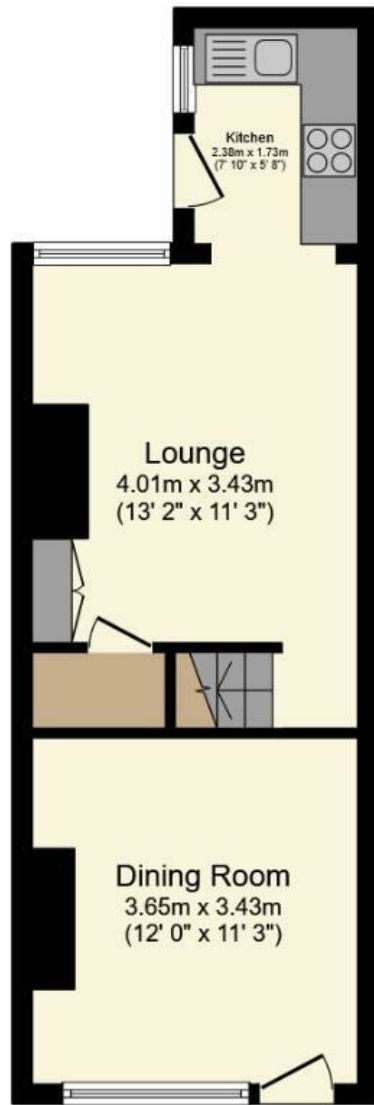
The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The separate dining room is perfect for hosting dinner parties or enjoying family meals, and comprises a built in storage cupboard and access to the cellar. The off shot kitchen features a range of wall and base units, and space for appliances. One of the standout features of this property is the private rear garden, a delightful outdoor space where you can unwind, garden, or entertain friends and family during the warmer months.

This home features three well-proportioned bedrooms, including a master bedroom complete with an en suite shower room, offering a private retreat for the homeowners. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office. The first floor includes a family bathroom equipped with shower over bath, sink basin and W/C.

Situated in a sought-after location, this house is conveniently close to local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of Sheffield living.

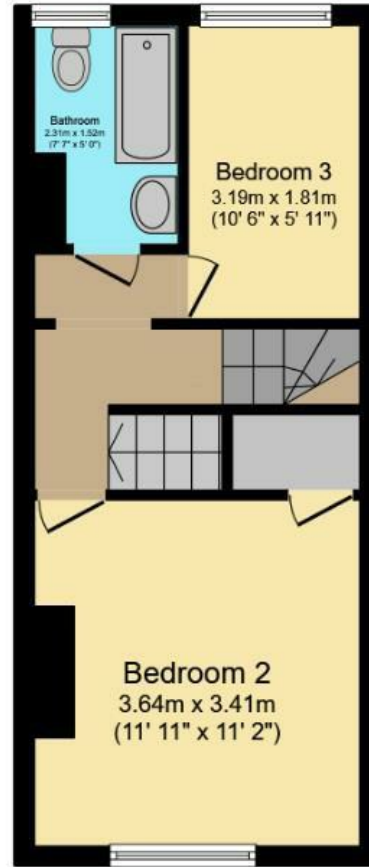
In summary, this terraced house on Tasker Road is a fantastic opportunity to acquire a lovely home in a prime location, offering comfort, space, and the potential for a wonderful lifestyle.

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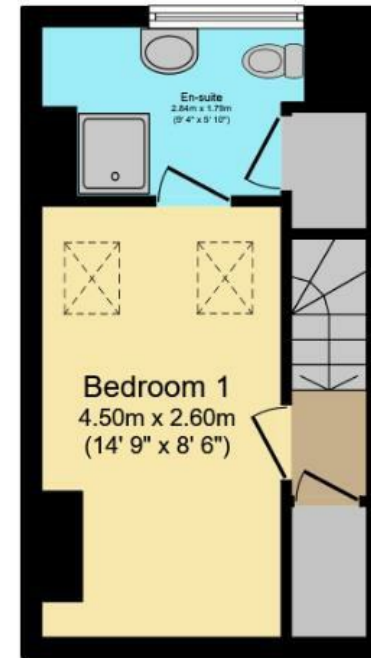
### Ground Floor

Floor area 34.0 sq.m. (365 sq.ft.)



### First Floor

Floor area 29.7 sq.m. (319 sq.ft.)



### Second Floor

Floor area 22.1 sq.m. (238 sq.ft.)

**Total floor area: 85.7 sq.m. (923 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](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 800 years from 3rd October 1895 and a ground rent of £8.00 per annum.

### RATING ASSESSMENT

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

### VACANT POSSESSION

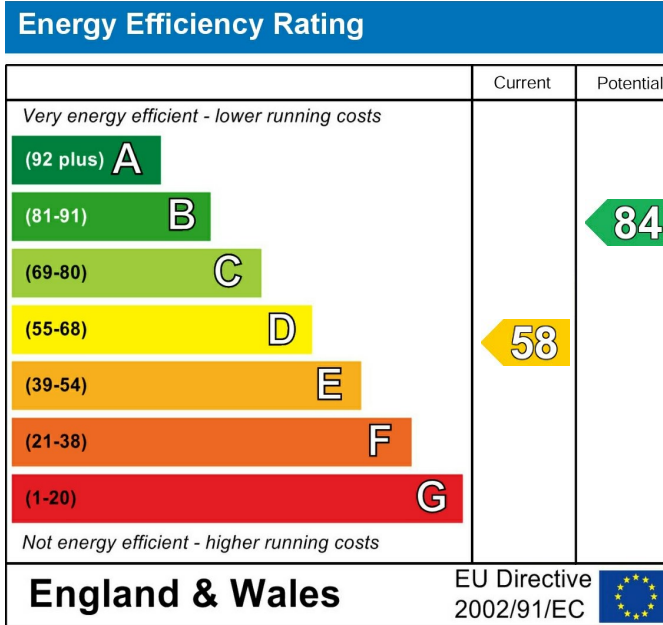
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.









