HUNTERS®

HERE TO GET *you* THERE



Crookes Road

Sheffield, S10 5BD

£1,200 Per Month

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Nestled at the top of a private drive in one of Sheffield's most sought-after suburbs, this beautifully refurbished Victorian terrace offers versatile living across three floors. Perfect for first-time buyers, professionals or families, this home combines classic period features with contemporary style and practicality.

Upon entering, a side entrance lobby has stairs to the first floor, either side are the ground floor rooms. The front facing living area benefits from tall ceilings and a central chimney breast, ideal for relaxing or entertaining. To the rear, the newly fitted, open-plan dining kitchen boasts stylish units, complemented by original built-in pantry cupboards that provide ample storage. This area grants access to a cellar which offers additional utility space.

The first floor hosts two flexible bedrooms, including a principal bedroom with a walk-in closet and a versatile second occasional room, currently used as a second lounge. Adjacent is a modern bathroom with built-in storage housing the wall-mounted and efficient Worcester Bosch boiler.







GENERAL REMARKS
TENURE
This property is a 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.

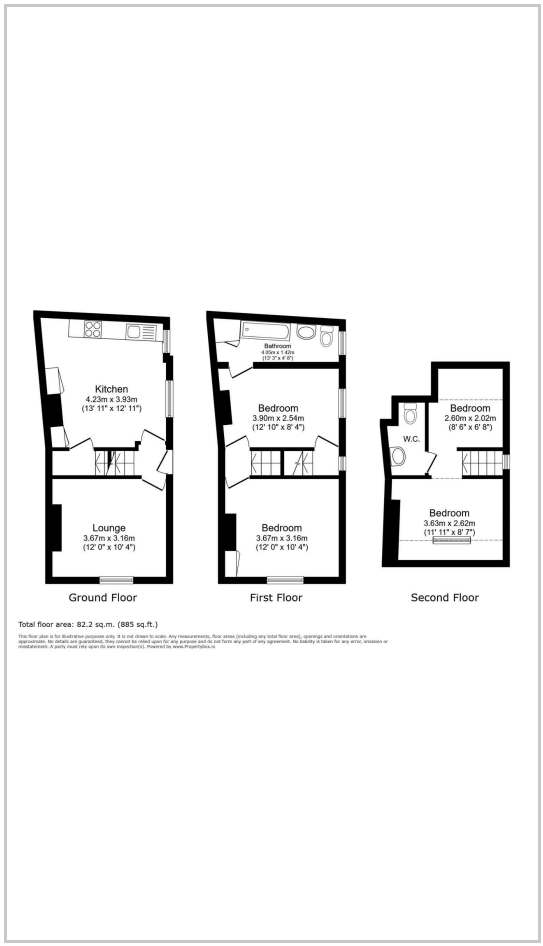
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

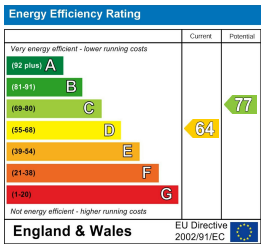
Area Map

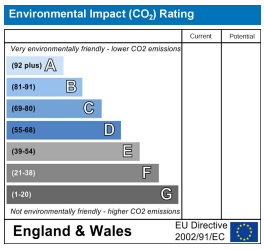


Floor Plans



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.

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