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14 Toftwood Road, Crookes, Sheffield, S10 1SJ

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## Asking Price £240,000

| RECENTLY UPGRADED | DESIRABLE LOCATION | Hunters Crookes are delighted to offer this two bedroom mid terrace property which has been upgraded by the current owners and is situated in the ever popular residential area having excellent local amenities including shops and public transport links. Nestled on Toftwood Road in the charming area of Crookes, Sheffield, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home.

With two bedrooms, this property is perfect for small families or professionals looking for a peaceful retreat. The heart of the home is undoubtedly the newly fitted kitchen with integrated electric oven and hob. The washing machine and fridge freezer are available by negotiation if required.

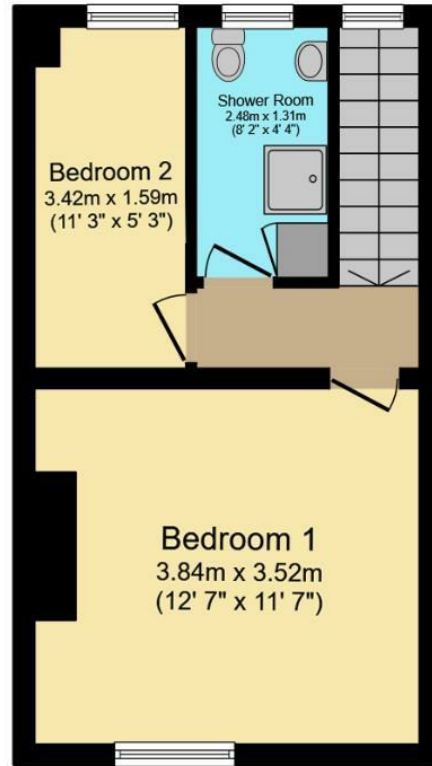
The gas central heating system, complemented by a new boiler, ensures warmth and comfort throughout the colder months, providing peace of mind for the new occupants.

The property had a new roof in 2021, which adds to its appeal and longevity. It is considered there is potential to convert the loft area, with rear roof window, into an occasional room, subject to any permissions.

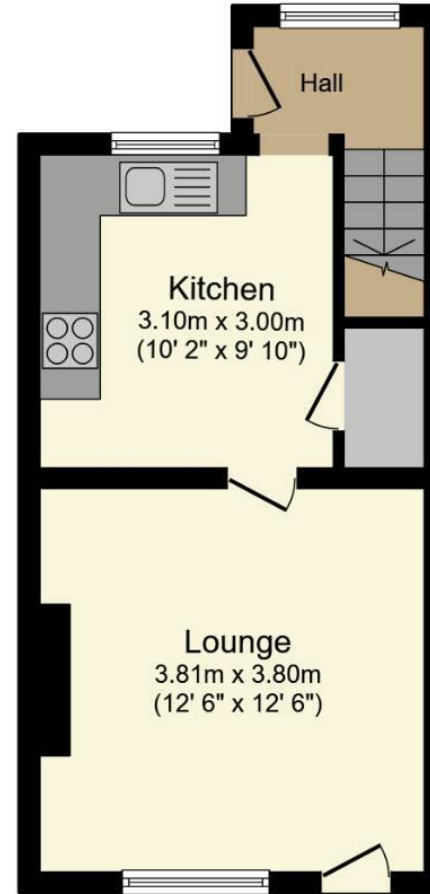
The attractive rear garden offers a private outdoor space, ideal for relaxation or entertaining friends and family during the warmer seasons.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. This terraced house on Toftwood Road is not just a house; it is a place where memories can be made. With its blend of modern amenities and charming features, it is a must-see for anyone looking to settle in this vibrant part of Sheffield.

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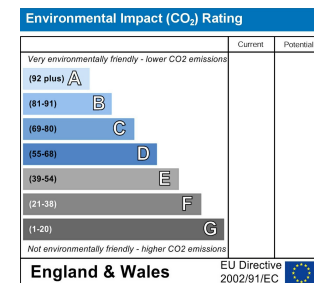
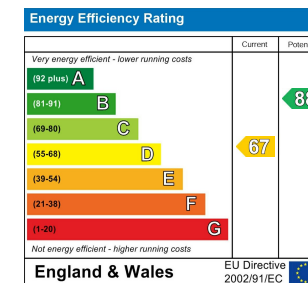
First Floor



Ground Floor

Total floor area: 56.3 sq.m. (606 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 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

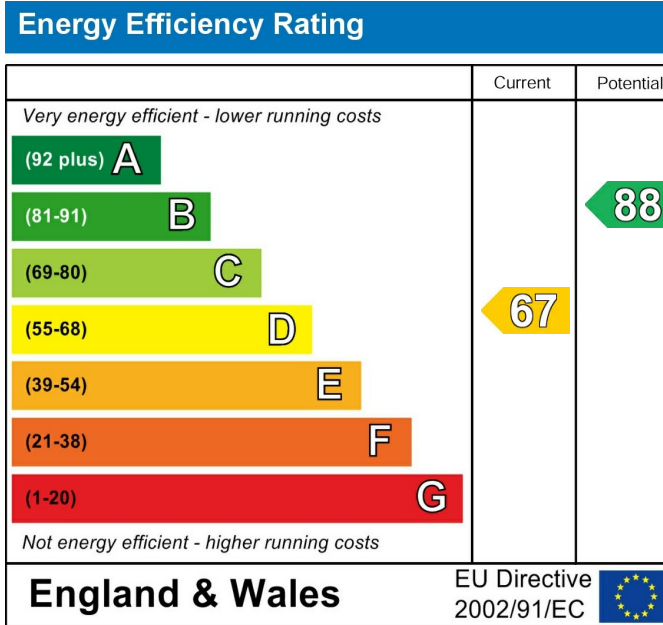
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.

### 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. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 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 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.









