



**HUNTERS®**  
HERE TO GET *you* THERE

35 Bute Street, Crookes, Sheffield, S10 1UP



35 Bute Street, Sheffield, S10 1UP

Guide Price £265,000

\*\*\* GUIDE PRICE £265,000 - £275,000 \*\*\* | FREEHOLD | NO ONWARD CHAIN | Nestled in the highly sought-after area of Crookes, this charming three-bedroom terraced house presents an excellent opportunity for both first-time buyers and families alike. The property is well presented throughout, showcasing a blend of modern comforts and traditional character.

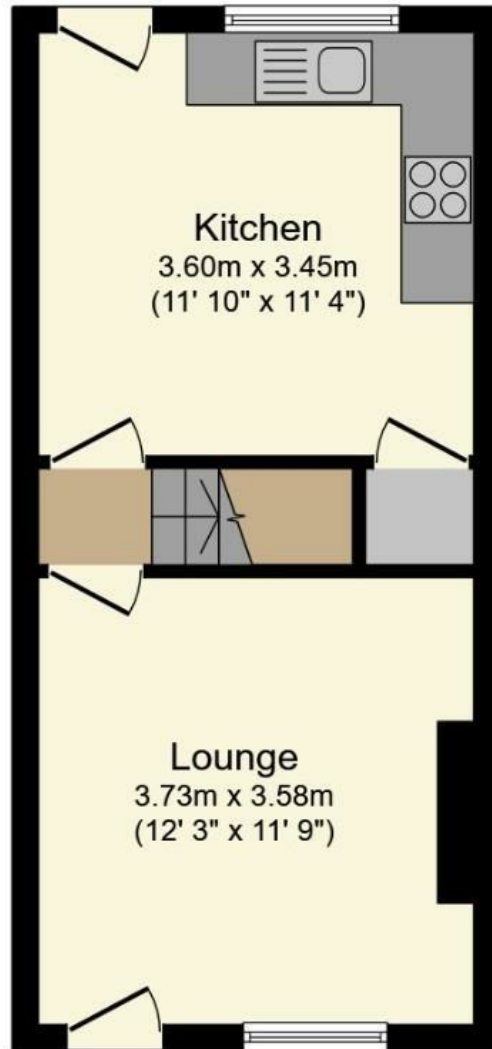
Upon entering, you will find a welcoming lounge that offers a perfect space for relaxation or entertaining guests. To the rear, the modern dining kitchen comprises a range of wall and base units, with access to the cellar. The three spacious bedrooms provide ample accommodation, ensuring that everyone has their own comfortable retreat. The well-appointed shower room adds to the convenience of this delightful home.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. Additionally, being a freehold property, you will enjoy the benefits of ownership without the constraints often associated with leasehold arrangements.

Bute Street is situated in a vibrant community, with local amenities, parks, and excellent transport links all within easy reach. This location is ideal for those who appreciate a lively neighbourhood while still enjoying the tranquillity of a residential area.

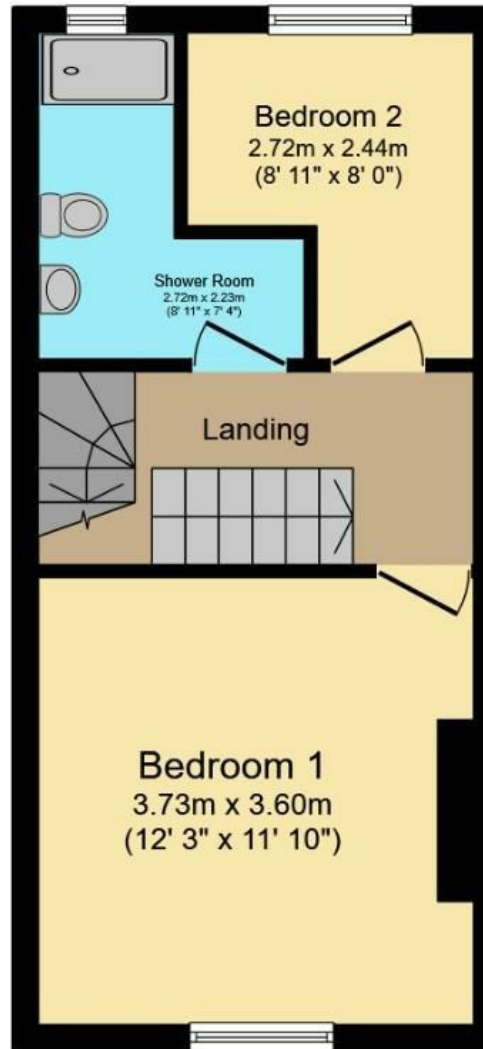
In summary, this spacious home on Bute Street is a fantastic opportunity in a desirable location. With its appealing features and the added advantage of no onward chain, it is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home!

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



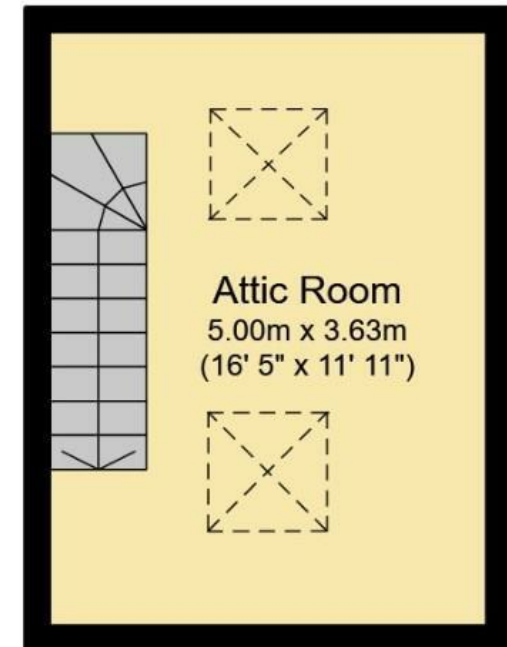
### Ground Floor

Floor area 29.5 sq.m. (318 sq.ft.)



### First Floor

Floor area 29.5 sq.m. (318 sq.ft.)



### Second Floor

Floor area 17.6 sq.m. (190 sq.ft.)

Total floor area: 76.7 sq.m. (825 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

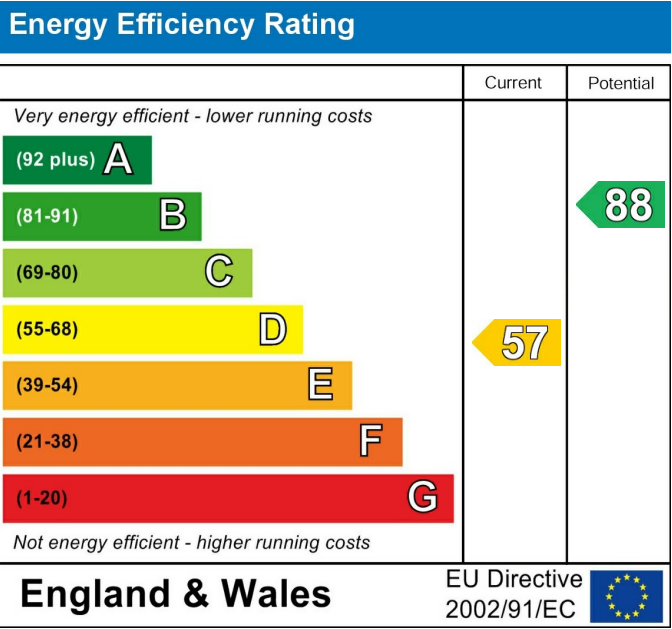
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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, 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.















