



**HUNTERS**<sup>®</sup>  
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312 School Road, Crookes, Sheffield, S10 1GR

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## Asking Price £260,000

| WELL PRESENTED | THREE BEDROOMS | Nestled on School Road in the sought after location of Crookes, this delightful terraced house offers a perfect blend of comfort and convenience. This well-presented home spans an impressive 946 square feet, providing ample space for families or professionals alike. With excellent access to local amenities, transport links and Sheffield Hospitals, the property makes commuting to the city centre a breeze!

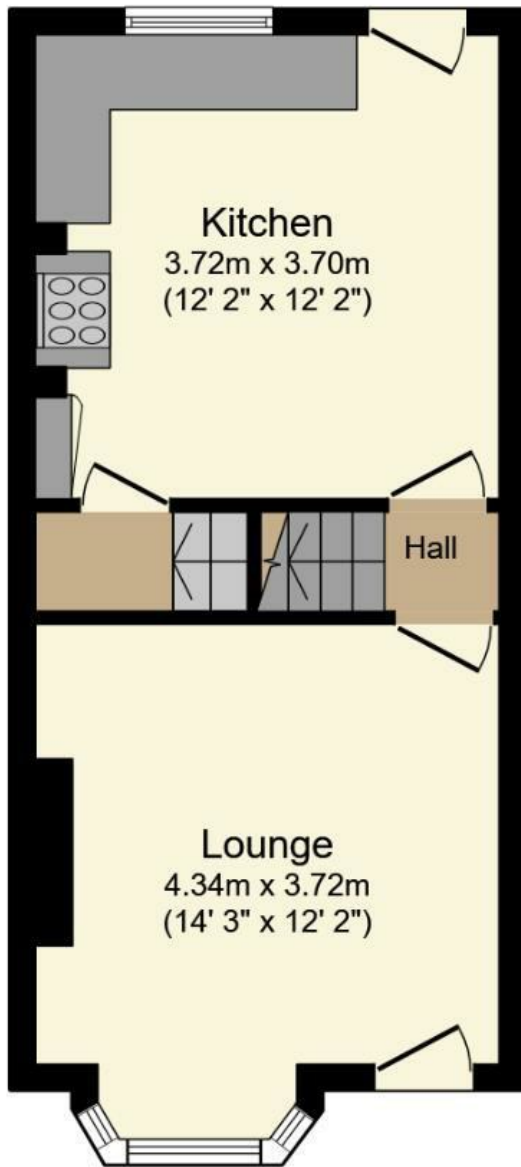
The ground floor comprises a bay windowed lounge, which serves as a perfect gathering space for family and friends. Through to the dining kitchen, providing a bright and airy space for entertaining guests and catering to all culinary needs. The kitchen offers a range of wall and base units, with a range of appliances and features; Oven and hob, dishwasher, and Belfast sink.

The first floor is equipped with two inviting bedrooms, ideal for restful nights and personal retreats. The family bathroom is thoughtfully designed, catering to the needs of modern living. Second floor benefits from a further double bedroom. The accommodation is over three floors making a perfect home for a range of buyers.

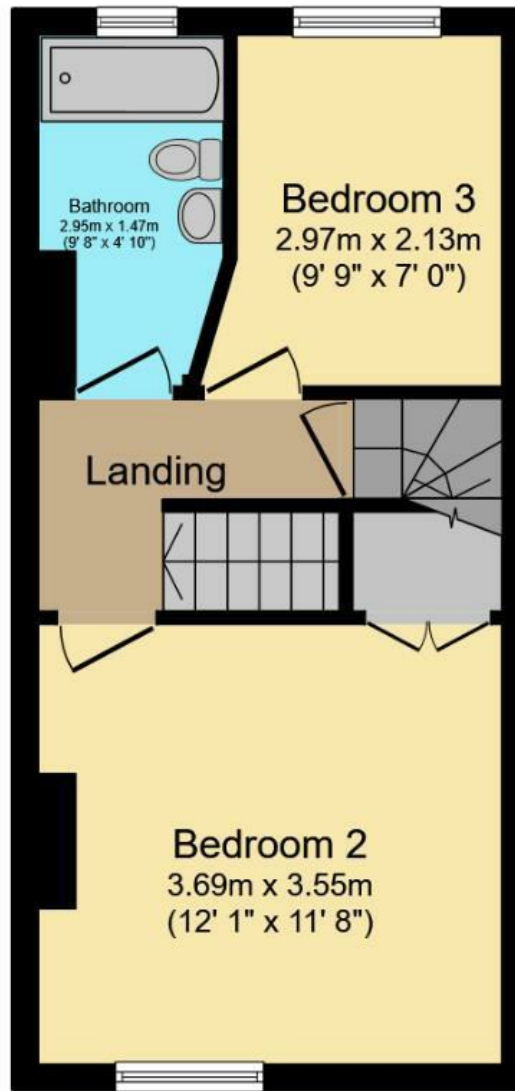
One of the standout features of this property is the garden space, offering an outdoor area for relaxation, gardening, or entertaining. It is a wonderful spot for children to play or for adults to unwind after a long day.

This terraced house on School Road is not just a home; it is a lifestyle choice, combining the charm of a period property with the practicality of modern living. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed.

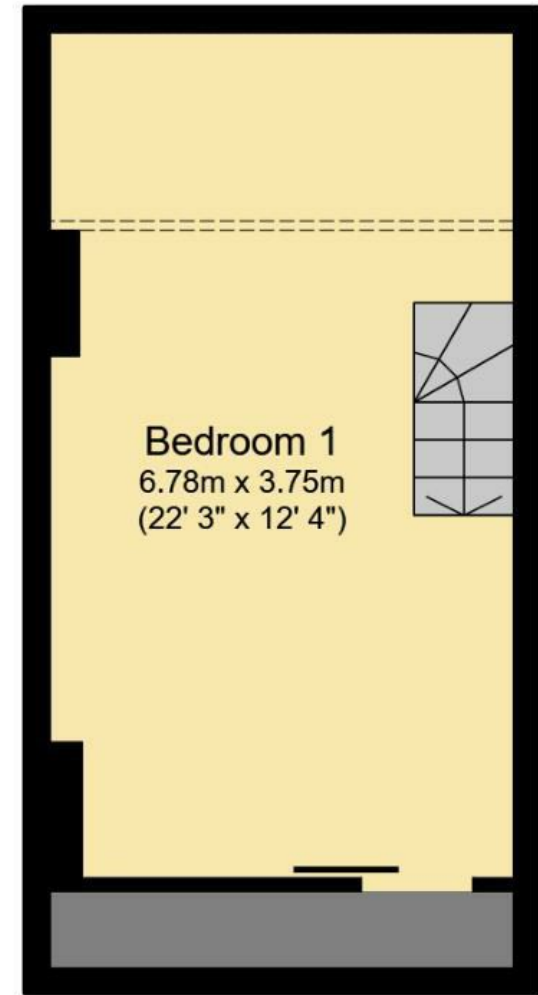
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Ground Floor



First Floor



Second Floor

Total floor area: 87.9 sq.m. (946 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**

We understand the property is Freehold.

**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.

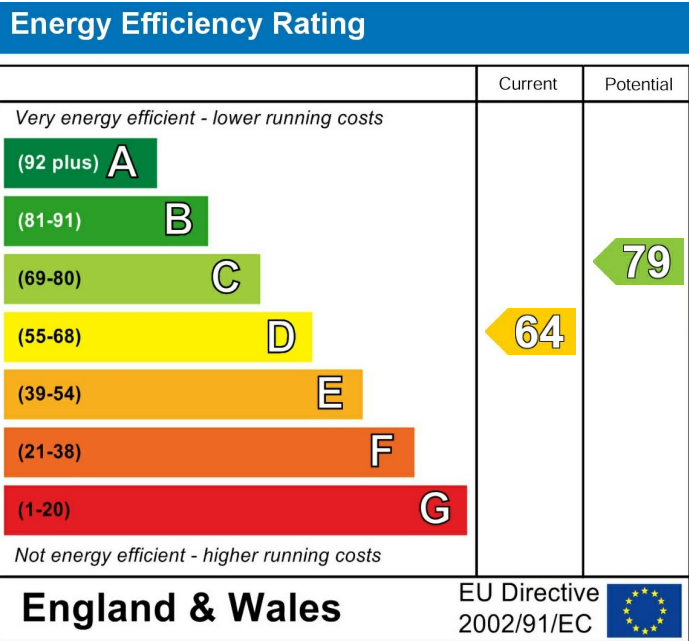
**MORTGAGE FACILITIES**

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 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. 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 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.











