



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

17 Duncan Road, Crookes, Sheffield, S10 1SN

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Offers Around £230,000

| NO CHAIN | SOUGHT AFTER LOCATION | Nestled in the sought after location of Crookes, this delightful two-bedroom terraced house on Duncan Road boasts a rich history while featuring contemporary updates that cater to today's lifestyle.

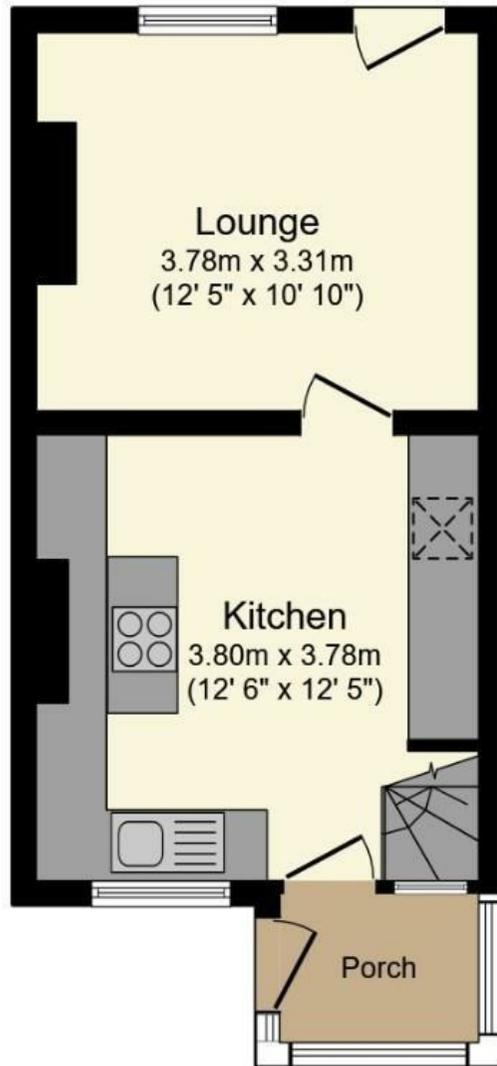
Upon entering, you are welcomed into a spacious living room that exudes warmth and comfort, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen diner, which provides a stylish and functional space.. This area is designed to meet the needs of modern living, ensuring that cooking and dining are both enjoyable and convenient. Featuring a range of wall and base units, the space provides ample storage for all your culinary needs!

To the first floor, the property comprises two bedrooms; The master room is equipped with built in wardrobe space and the second bedroom to the rear provides ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, the rear porch offers practical storage solutions and leads out to a private rear garden, a perfect retreat for outdoor relaxation or gardening enthusiasts.

Situated just off the high street, this home is in a sought-after location, providing easy access to local amenities, shops, and transport links. The absence of an onward chain makes this property an attractive option for those looking to move in without delay.

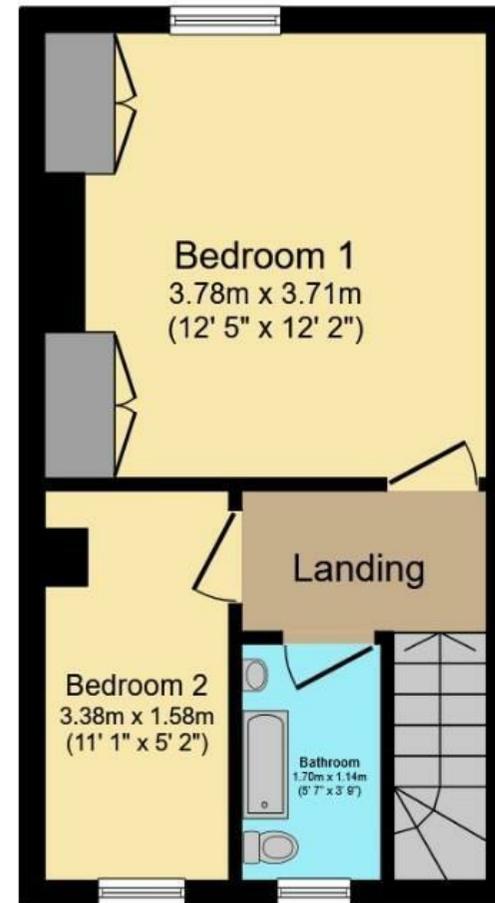
In summary, this charming terraced house on Duncan Road presents an excellent opportunity for first-time buyers, small families, or investors seeking a property in a vibrant and desirable area of Sheffield. With its blend of period features and modern conveniences, it is a must-see for anyone looking to make a 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 27.2 sq.m. (293 sq.ft.)

**Total floor area: 56.7 sq.m. (610 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

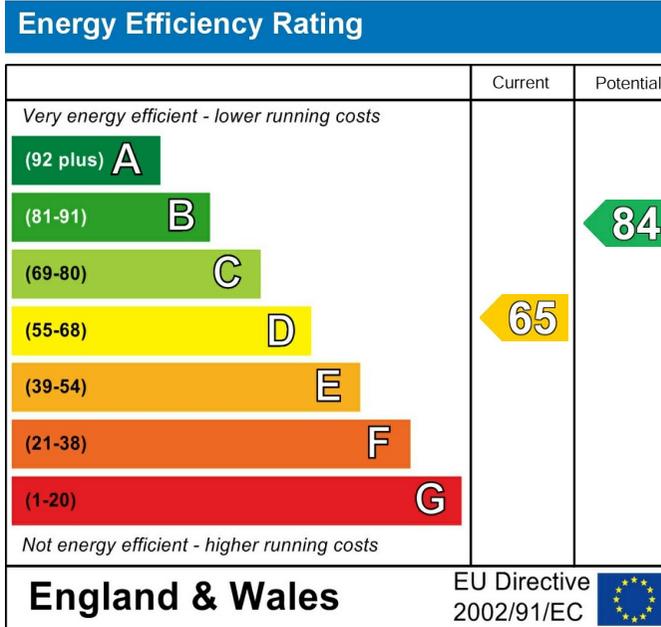
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.





