



HUNTERS[®]
HERE TO GET *you* THERE

93 Mulehouse Road, Crookes, Sheffield, S10 1TB

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Guide Price £240,000

| HIGHLY REGARDED LOCATION | PRIVATE GARDEN | A delightful home, full of character and perfect to move straight into without delay. Flooded with natural light and views over Sheffield, the perfect starter home awaits !

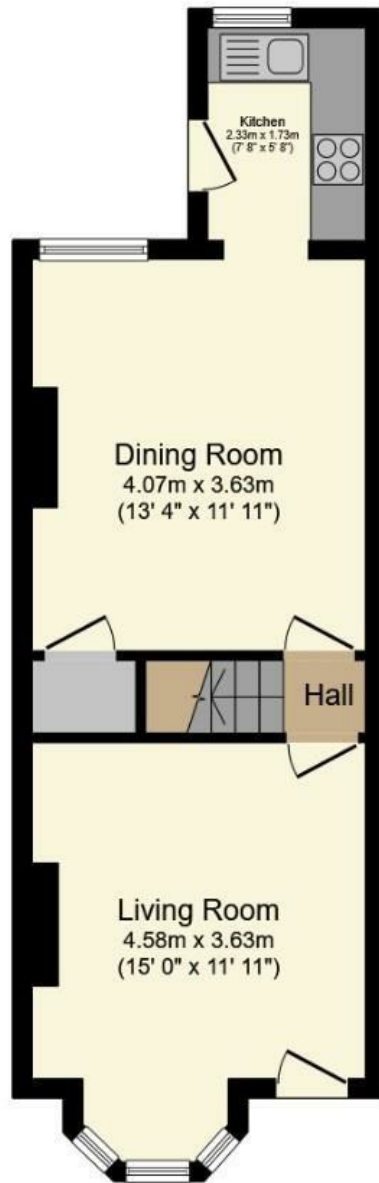
Mulehouse Road provides ample space for families or professionals seeking a comfortable home and offers excellent access to the City Centre and Sheffield Hospitals. Offered for sale with no onward chain, this property presents an excellent opportunity for those looking to settle in a lively community.

Upon entering, you are welcomed into the spacious bay-windowed lounge that bathes the room in natural light, creating a warm and inviting atmosphere. This flows seamlessly into the dining room, ideal for entertaining guests or enjoying family meals, whilst providing access down to the cellar. The off-shot kitchen to the rear is well-equipped and functional, making meal preparation a breeze. The kitchen offers a range of storage units and space for appliances.

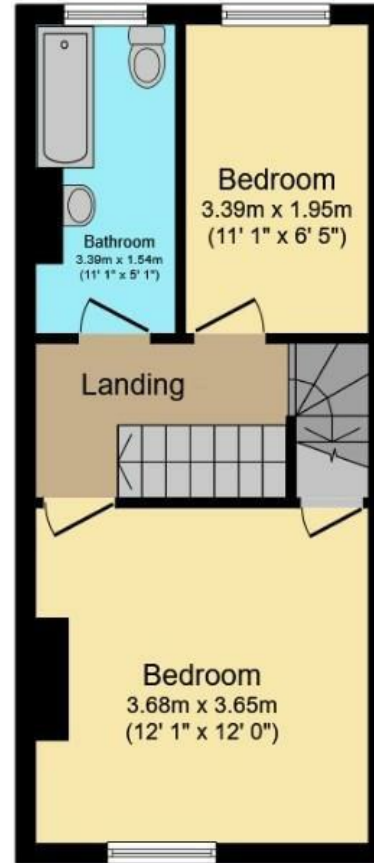
To the first floor, the property boasts two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The front facing master room is equipped with a built in storage cupboard, and a further bedroom to the rear is the ideal space for a nursery, office or extra storage. The family bathroom is accommodating and well-appointed, catering to the needs of the household. The second floor holds another double bedroom with dual aspect windows.

Outside, the low-maintenance rear garden presents a perfect space for outdoor enjoyment, whether it be for gardening enthusiasts or those simply wishing to unwind in a private setting. Conveniently located, this home is just a stone's throw away from local shops, bars, and restaurants, ensuring that all your daily needs are within easy reach.

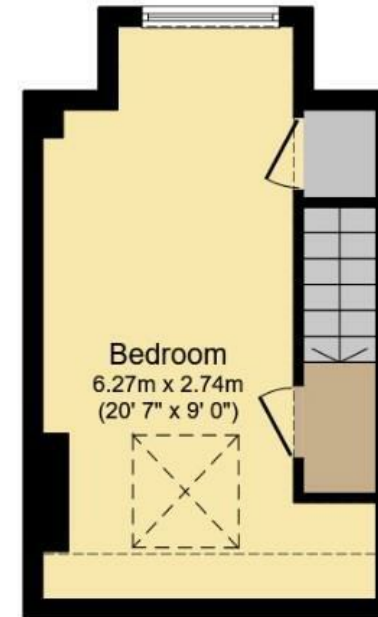
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Ground Floor



First Floor



Second Floor

Total floor area: 92.5 sq.m. (995 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

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 1st August 1898 and a ground rent of £ per annum.

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.

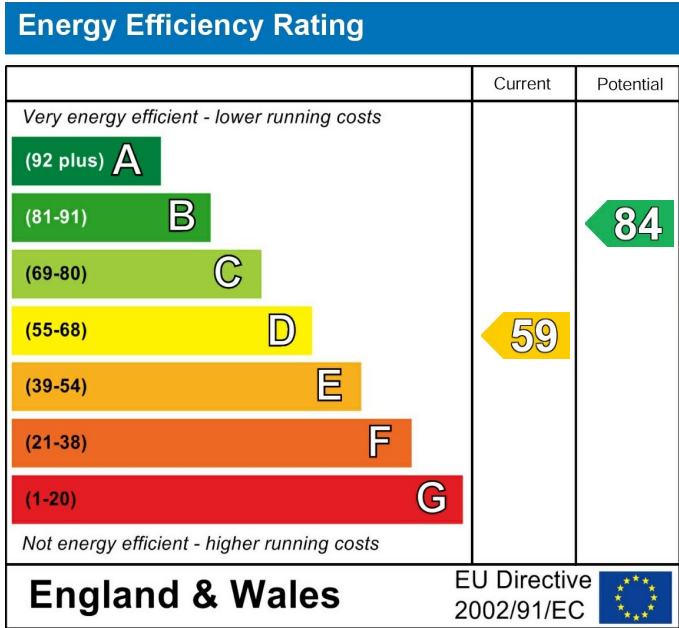
MORTGAGE FACILITIES

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.



