



DOVE  
STUDENTS  
To Let

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HERE TO GET *you* THERE

68 Cobden View Road, Crookes, Sheffield, S10 1HQ

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## Offers Around £250,000

| NO CHAIN | CLOSE TO LOCAL AMENITIES | The perfect starter home awaits in Crookes ! Ideal for first time buyers, investors or small families, don't miss out on this excellent opportunity !

Nestled on the charming Cobden View Road in the sought-after area of Crookes, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a characterful charm that is sure to appeal to a variety of buyers.

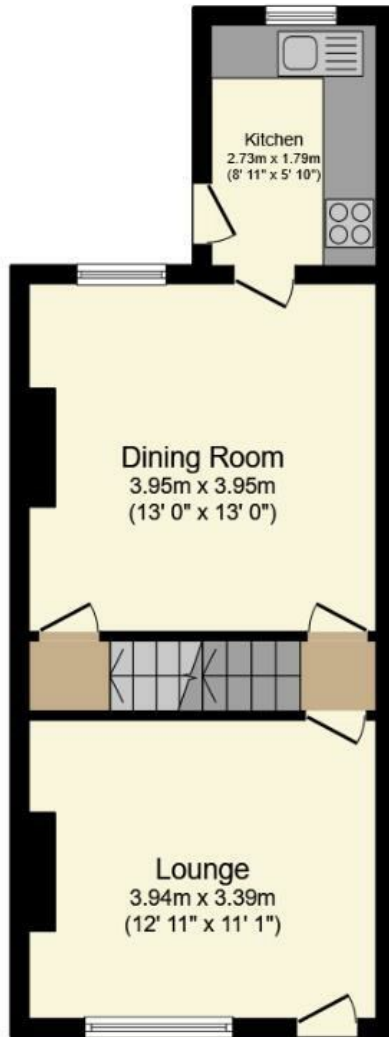
The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family. The property features an off shot kitchen to rear, allowing extra space for all your culinary needs. Additionally, the rear garden space offers an outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.

To the first and second floor, the property includes a well-appointed bathroom, catering to all your daily needs. The three spacious bedrooms make this home it ideal for families or professionals seeking extra space.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchasing process. The desirable location places you within close proximity to Sheffield Hospitals and Universities, making it an excellent choice for those working in the medical or academic fields.

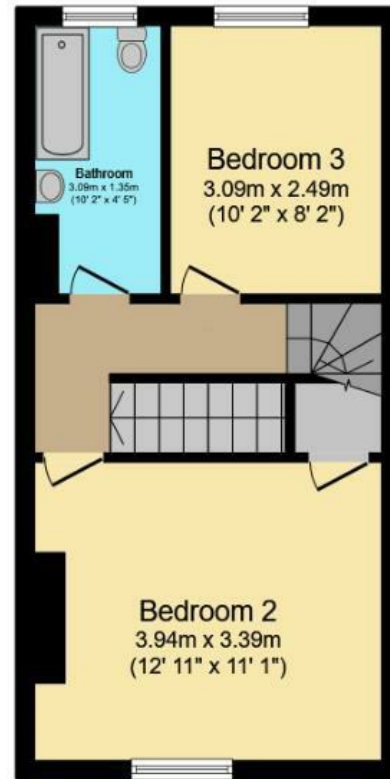
Whether you are looking to create a family home or an investment opportunity, this three-bedroom home on Cobden View Road is a fantastic option that combines practicality with a lovely community atmosphere. Don't miss the chance to make this charming property your own.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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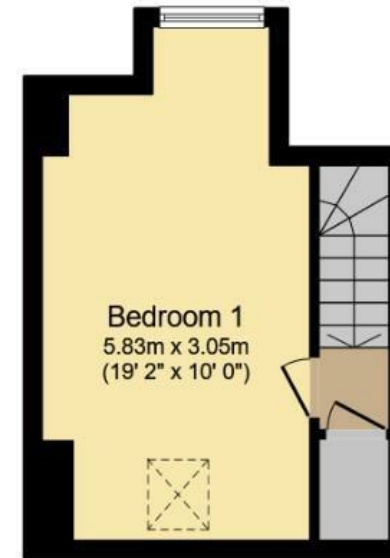
### Ground Floor

Floor area 38.3 sq.m. (413 sq.ft.)



### First Floor

Floor area 32.9 sq.m. (354 sq.ft.)



### Second Floor

Floor area 19.9 sq.m. (214 sq.ft.)

**Total floor area: 91.1 sq.m. (980 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 Leasehold with an unexpired term of 800 years from 28th February 1905 and ground rent of £5.00 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

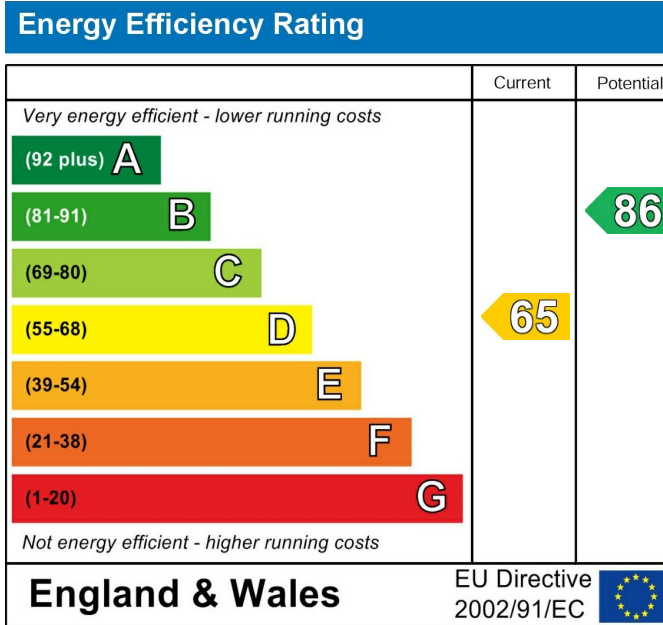
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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, 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.









