



**HUNTERS**<sup>®</sup>  
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71 Mulehouse Road, Crookes, Sheffield, S10 1TB

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## Asking Price £270,000

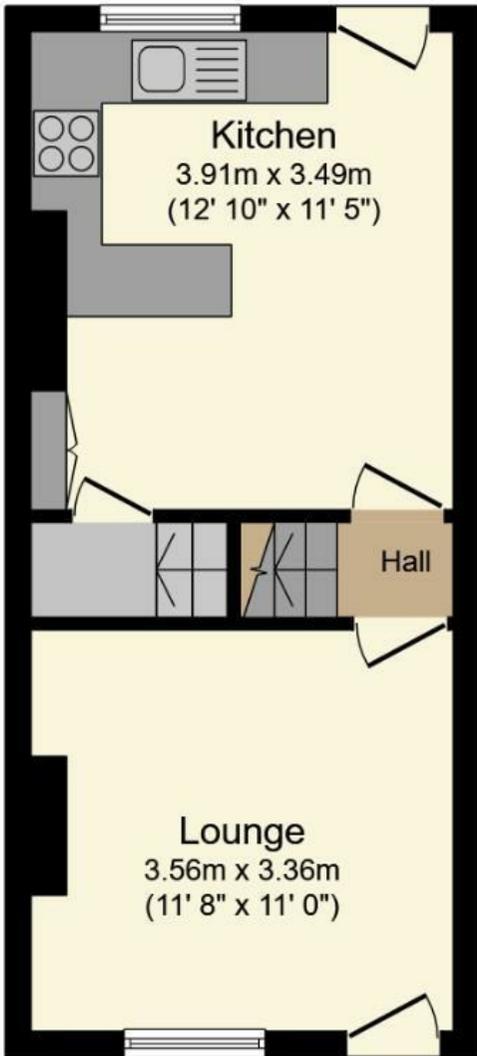
| NO ONWARD CHAIN | RECENTLY UPGRADED KITCHEN | Situated on the desirable Mulehouse Road, this chain free, three bedroom home offers a delightful living experience in the heart of Crookes. This property has been recently refurbished and is perfect for families or professionals seeking extra space.

The property briefly comprises: Good sized lounge with a central chimney breast and feature fireplace. Through to the rear is a recently upgraded, modern kitchen diner, benefitting from ample storage cupboards and space for appliances. This area is perfect for family meals or gatherings with friends, making it the heart of the home. The property also boasts a lovely, south-facing rear garden, offering an outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

The home features three well - proportioned bedrooms, providing space for family living or accommodating guests. The layout is practical and functional, ensuring every corner of the house is effectively utilised. The family bathroom is located on the first floor, and comprises bath with shower over, sink basin and W/C.

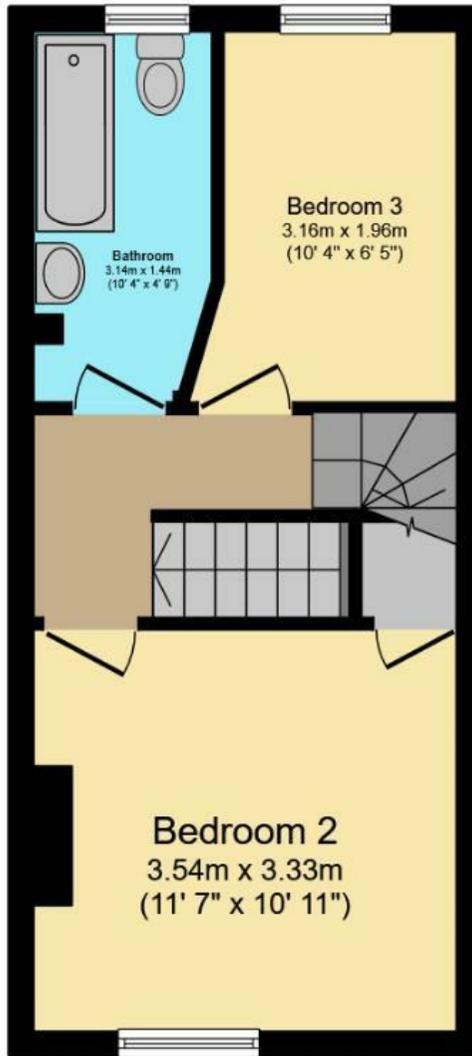
This house combines comfort and modern living in a sought-after location, making it an excellent choice for anyone looking to settle in Sheffield. The property is conveniently located within the catchment area for multiple schools, including Lydgate Juniors and Tapton Secondary. With its appealing features and convenient amenities nearby, this home is ready to welcome its new owners!

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



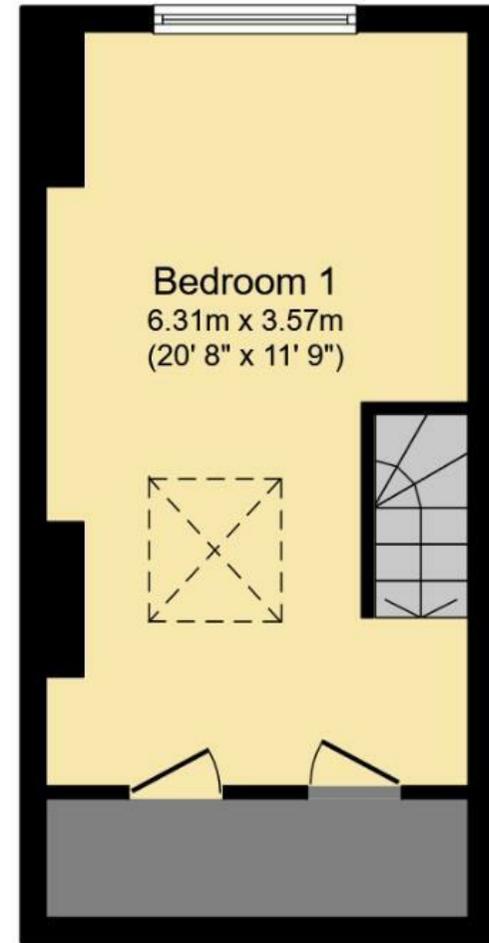
### Ground Floor

Floor area 29.8 sq.m. (320 sq.ft.)



### First Floor

Floor area 29.8 sq.m. (320 sq.ft.)



### Second Floor

Floor area 22.8 sq.m. (246 sq.ft.)

**Total floor area: 82.3 sq.m. (886 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 A.

### VACANT POSSESSION

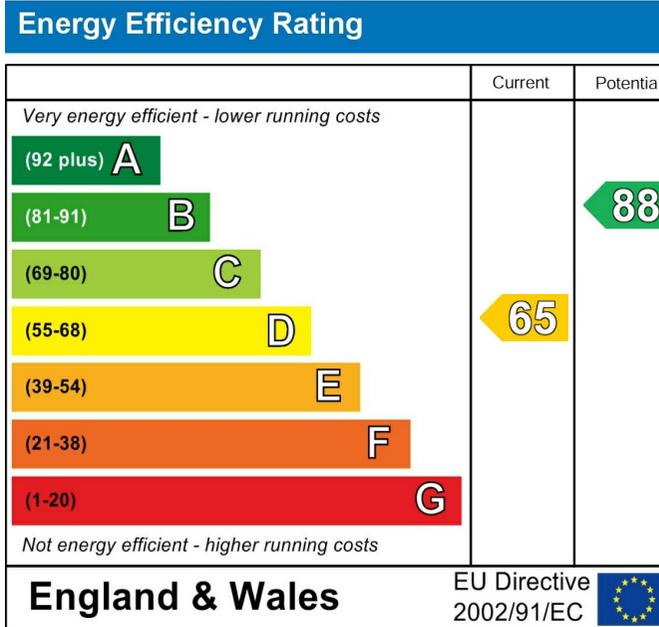
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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 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.









