



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

70 Bradley Street, Crookes, Sheffield, S10 1PB

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Asking Price £250,000

| NO ONWARD CHAIN | GREAT LOCATION | Nestled in the highly sought-after area of Crookes, Sheffield, this charming three-bedroom stone fronted end terrace house presents an excellent opportunity for those seeking a delightful family home. Available with no onward chain, this property is ready for you to move in and make it your own.

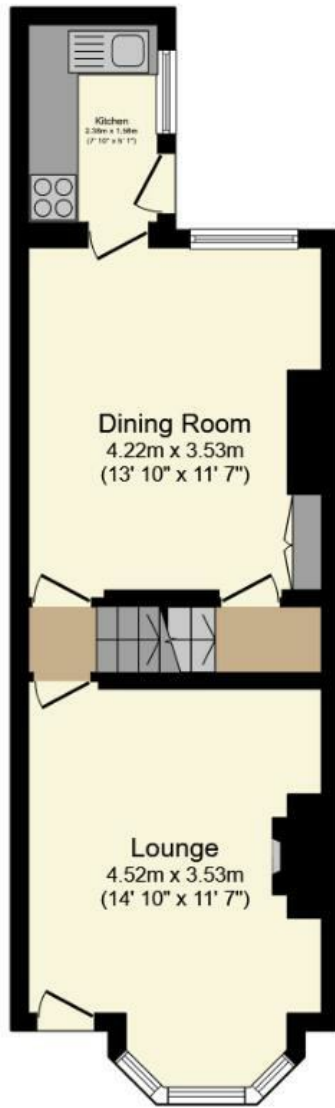
Upon entering, you are welcomed into a spacious bay-windowed living room, which features a feature fireplace, perfect for cosy evenings. An inner lobby leads you to stairs to the first floor and the dining room, which is ideal for entertaining guests and family gatherings. This room also provides access to the cellar, offering additional storage space, and connects to an offshot kitchen that is both functional and inviting.

The first floor boasts a landing that leads to two bedrooms, complemented by a modern shower room featuring a walk-in shower, ensuring convenience and comfort. Ascending to the second floor, you will find a further dormer bedroom, complete with built-in walk-in storage, providing ample space for your belongings.

Externally, the property is enhanced by a charming front garden and a side path that guides you to a beautifully maintained rear garden. This outdoor space features a patio seating area, perfect for al fresco dining, and a central path that meanders between two areas of lawn, adorned with thoughtfully planted borders.

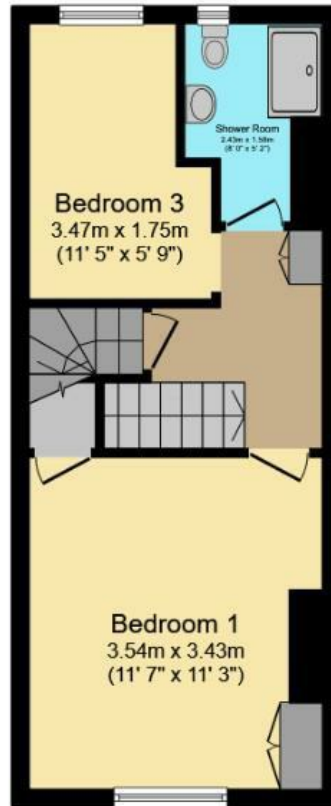
This end terrace house on Bradley Street is not only a wonderful family home but also a fantastic investment in a vibrant community. With its blend of character, modern amenities, and outdoor charm, it is sure to appeal to a variety of buyers. Do not miss the chance to view this delightful property.

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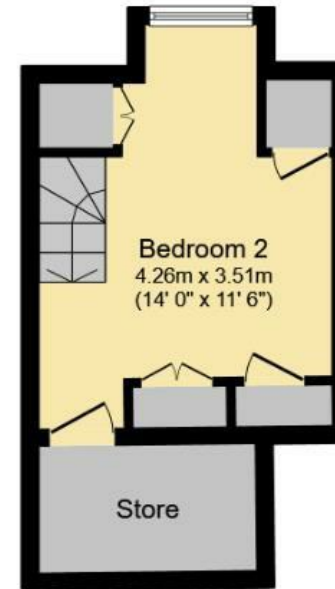
**Ground Floor**

Floor area 38.2 sq.m. (412 sq.ft.)



**First Floor**

Floor area 32.5 sq.m. (350 sq.ft.)



**Second Floor**

Floor area 20.2 sq.m. (217 sq.ft.)

**Total floor area: 90.9 sq.m. (979 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 a term of 800 years from 25th March 1897 and a ground rent of £10.00 per annum.

### 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, 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.









