



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

230 School Road, Crookes, Sheffield, S10 1GP

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Asking Price £260,000

| TWO RECEPTION ROOMS | POPULAR RESIDENTIAL AREA | Located on School Road in Crookes, this larger than average stone-built mid-terrace house offers a delightful blend of space and convenience. With a generous 1,108 square feet, the property features two well-proportioned reception rooms, making it ideal for both relaxation and entertaining.

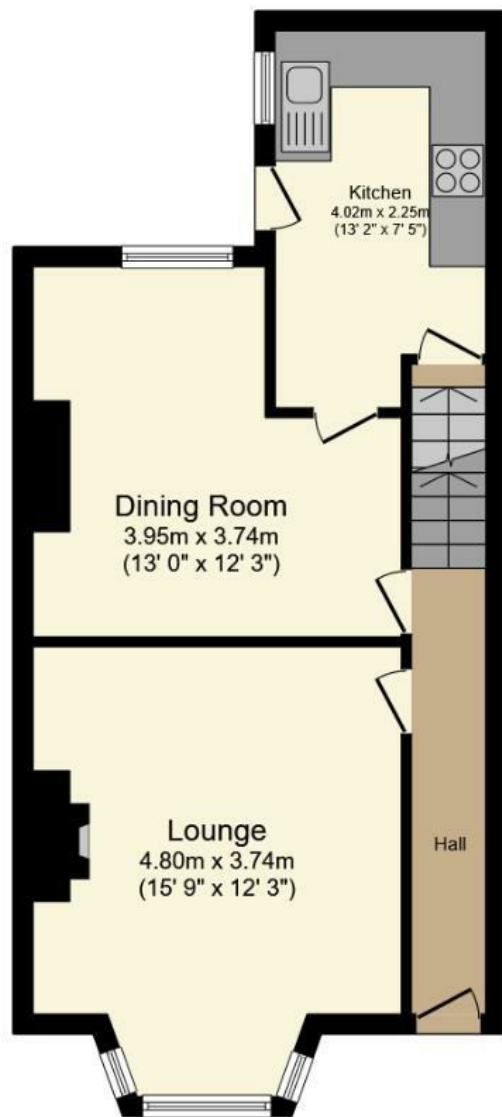
Upon entering, you are greeted by a welcoming entrance hall that leads to the inviting bay-windowed living room at the front, perfect for enjoying natural light throughout the day. The rear dining room flows seamlessly into the off-shot kitchen, which is equipped with matching wall and base units, providing ample storage and workspace. Additionally, there is access to a cellar in the basement, offering further potential for storage or development.

The first floor comprises two spacious double bedrooms, complemented by a centrally located bathroom. Ascending to the second floor, you will find a further double bedroom, providing a private retreat for family or guests.

Externally, the property boasts a small front garden with a charming path and steps leading to the front door. The rear garden is level and mainly laid to lawn, offering a pleasant outdoor space for relaxation or gardening.

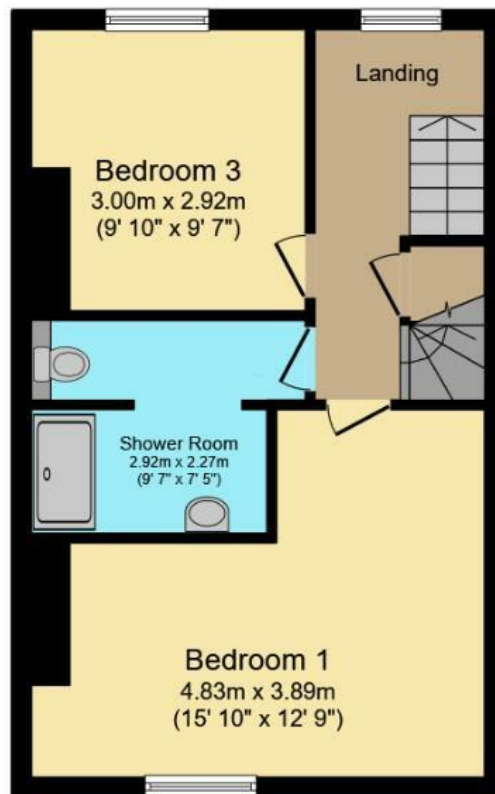
This property is ideally situated for easy access to both Sheffield University and Central Hospitals, making it a perfect choice for families, professionals, or investors alike. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful property.

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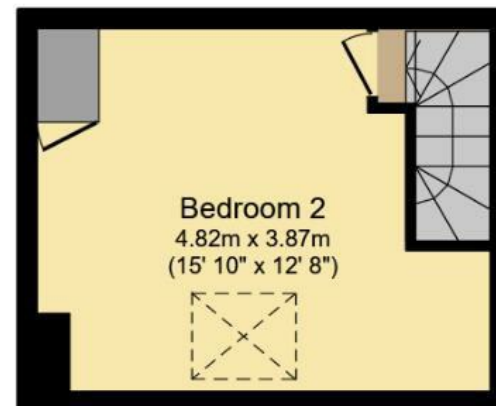
**Ground Floor**

Floor area 45.7 sq.m. (492 sq.ft.)



**First Floor**

Floor area 38.5 sq.m. (414 sq.ft.)



**Second Floor**

Floor area 18.7 sq.m. (201 sq.ft.)

**Total floor area: 102.9 sq.m. (1,108 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 long Leasehold with a term of 800 years from July 1866 at a ground rent of £9.00 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.

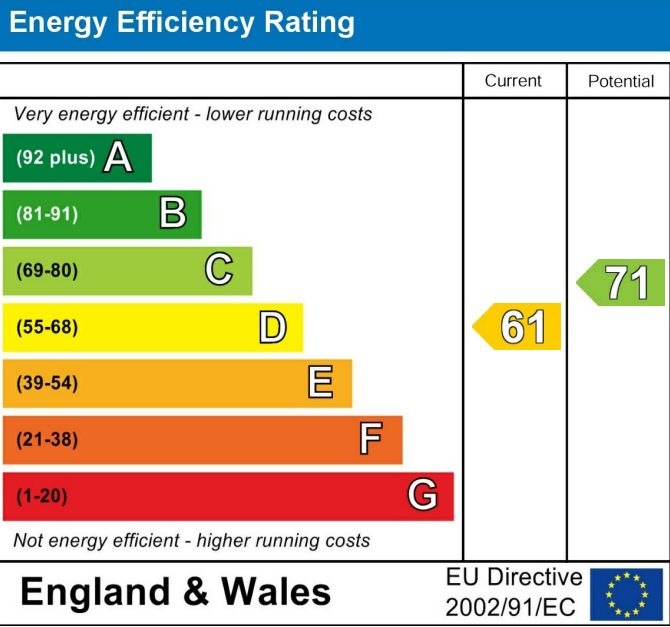
#### MORTGAGE FACILITIES

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, 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.









