



HUNTERS[®]
HERE TO GET *you* THERE

57 Netherfield Road, Crookes, Sheffield, S10 1RA

57 Netherfield Road, Sheffield, S10 1RA

Asking Price £260,000

| FOUR PIECE BATHROOM SUITE | NO CHAIN | Nestled on Netherfield Road in the sought after area of Crookes, this extended end terrace property offers a perfect blend of comfort and modern living. The well proportioned home has been thoughtfully extended to provide ample space for a small family, first time buyers or professionals seeking a cosy home.

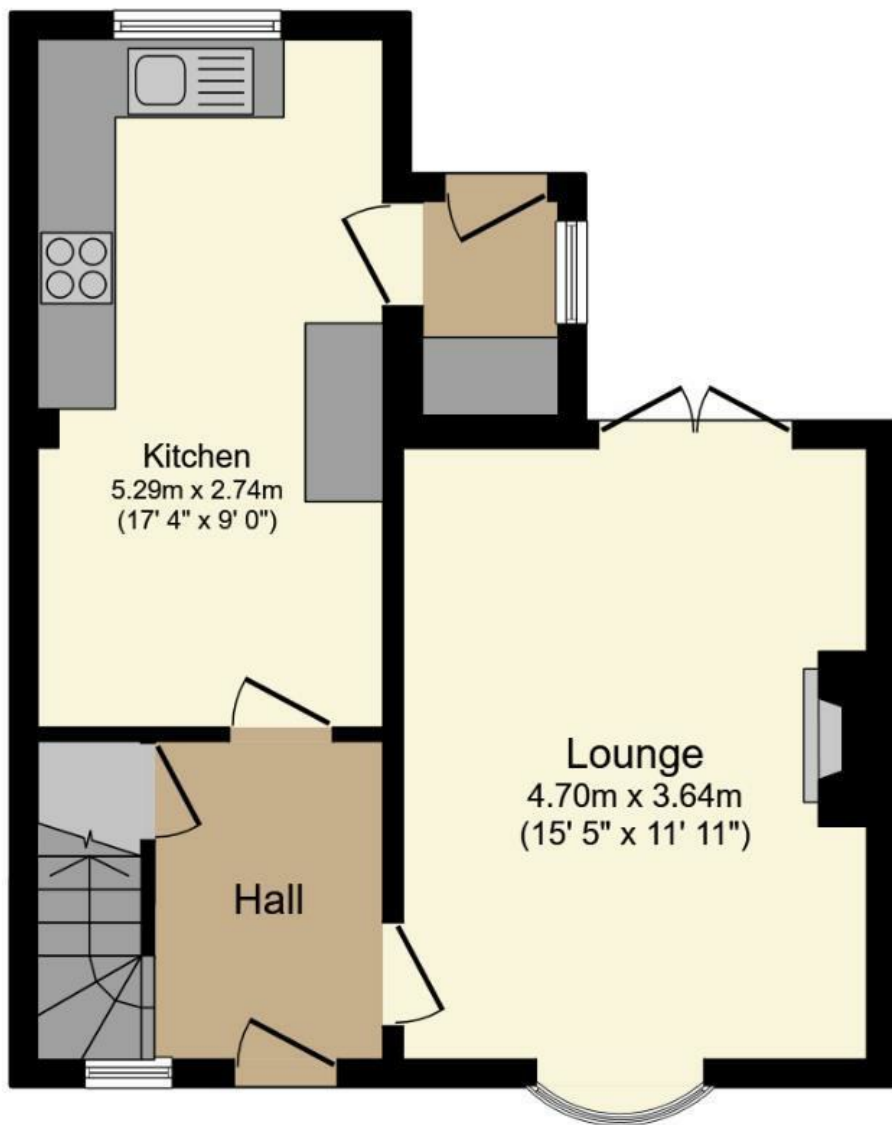
Upon entering through the hallway, you are greeted by a bright and airy lounge that sets the tone for the rest of the house. To the rear, the fitted kitchen diner is a standout feature, complete with a traditional Belfast sink and ample space for appliances, making it an ideal spot for culinary enthusiasts and family gatherings. The layout flows seamlessly, ensuring that the heart of the home is both functional and inviting.

The first floor boasts two bedrooms and a family bathroom, offering both practicality and comfortable retreats for relaxation. The four-piece bathroom suite is a luxurious addition comprising shower cubicle, stand-alone bath, sink basin and W/C.

One of the highlights of this home is the private rear garden, which features a lovely decked area, ideal for outdoor entertaining or simply enjoying the fresh air. This space is perfect for those who appreciate a bit of greenery and wish to create their own outdoor oasis.

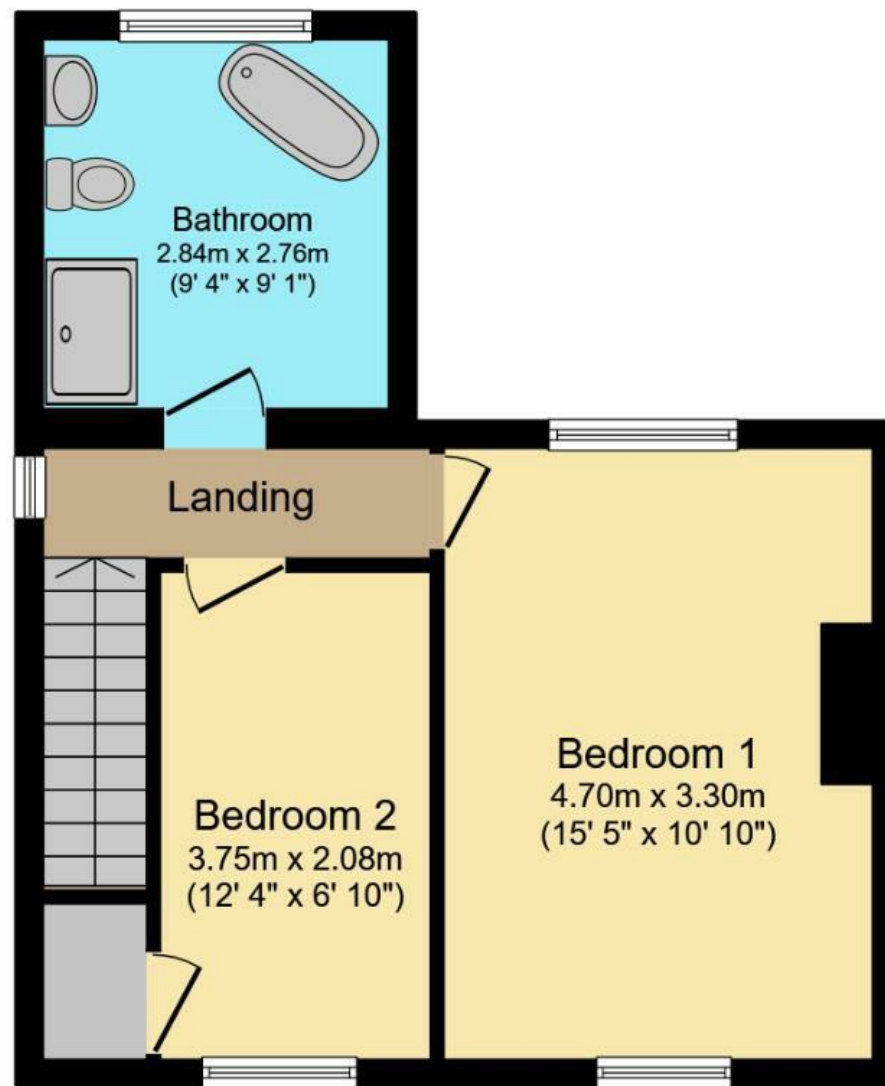
With no onward chain, this property presents a rare opportunity for a smooth and swift purchase. Whether you are a first-time buyer or looking to downsize, this charming end terrace house on Netherfield Road is sure to impress.

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



Ground Floor

Floor area 41.3 sq.m. (444 sq.ft.)



First Floor

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

Total floor area: 79.6 sq.m. (857 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

We understand this property is Leasehold with a term of 800 years from 29th June 1933 and a ground rent of £2.12 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

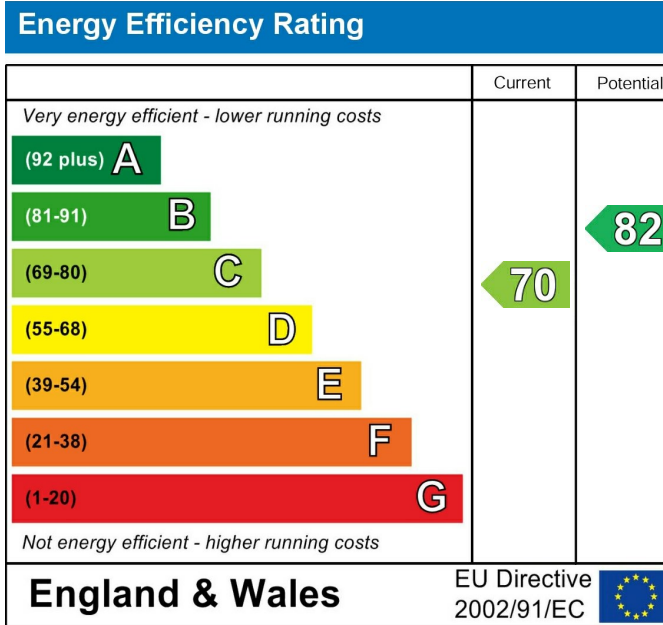
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.











