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18 Lydgate Lane, Crookes, Sheffield, S10 5FH

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## Asking Price £240,000

| THREE DOUBLE BEDROOMS | SPACIOUS REAR GARDEN | Situated on Lydgate Lane in the sought after area of Crookes in Sheffield, this delightful terraced house offers a perfect space for first time buyers or investors alike. Sold with tenants in situ until September 2026, this property could be the perfect investment on one of Sheffield's most desirable roads.

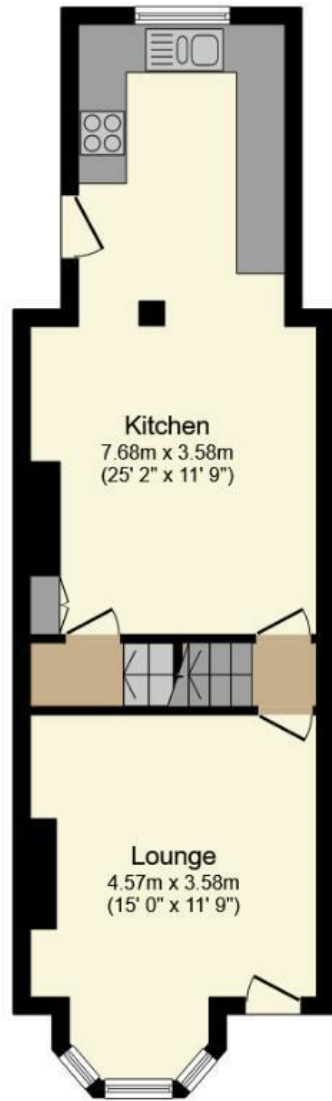
Upon entering, you are welcomed into the bay windowed lounge. This space is equipped with a gas fireplace, providing a warm and homely atmosphere. The heart of the home is the spacious, open-plan dining kitchen. The dining room provides ample space for entertaining guests and enjoying family meals. There is access down to the cellar, which is perfect for extra storage. To the rear, the kitchen offers a bright and airy space, due to the skylight window above. With ample worktop space, storage units and space for appliances, this area is designed to be both functional and stylish for modern living needs.

The property boasts a good-sized rear garden, complete with an outbuilding, offering a wonderful outdoor space for relaxation or gardening enthusiasts. The garden is a rare find in urban settings, providing a private retreat to unwind after a busy day.

To the first floor, the home features a front facing master room, equipped with built in storage space. To the rear, a further double bedroom and the family bathroom. The bathroom comprises a bath with shower over, sink basin and W/C. A further double room to the second floor; Perfect for guests and complete with a velux window.

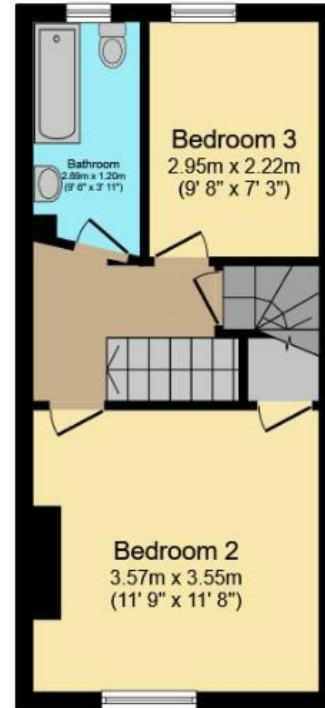
Located in Crookes, residents will benefit from a range of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to the city centre, making it a convenient choice for commuters. It is important to note that there are tenants currently in situ until September 2026, making this property an excellent investment opportunity for those looking to expand their portfolio.

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



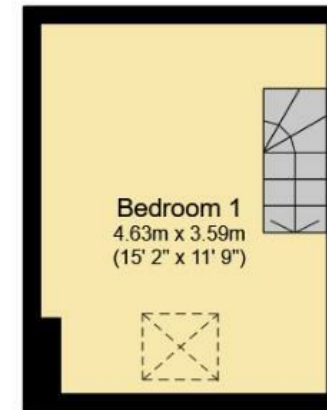
**Ground Floor**

Floor area 41.4 sq.m. (445 sq.ft.)



**First Floor**

Floor area 30.0 sq.m. (323 sq.ft.)



**Second Floor**

Floor area 16.6 sq.m. (178 sq.ft.)

**Total floor area: 87.9 sq.m. (946 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 a Freehold.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

### VACANT POSSESSION

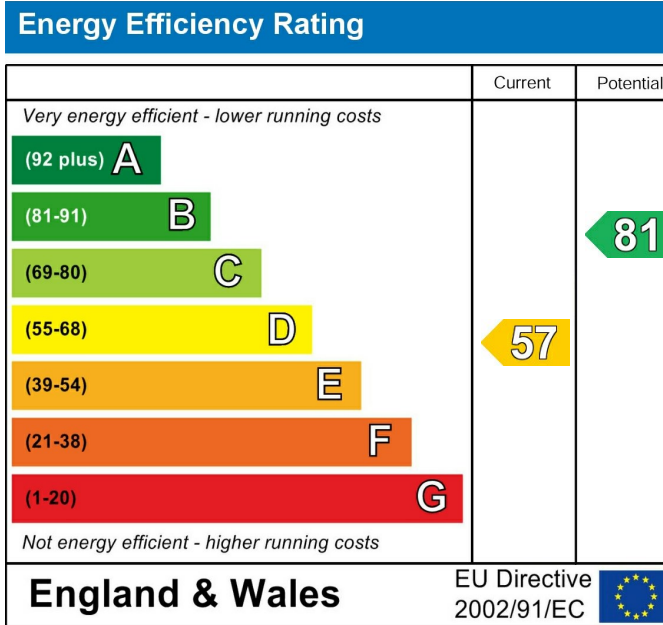
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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

### 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.









