



**HUNTERS**<sup>®</sup>  
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36 Tasker Road, Crookes, Sheffield, S10 1UZ

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## Guide Price £325,000

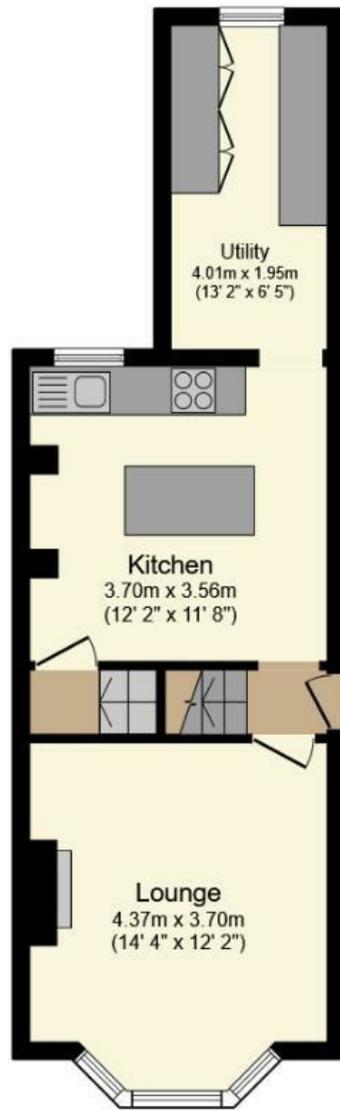
\*\*\* GUIDE PRICE £325,000 - £340,000 \*\*\* | SEPEARATE UTILITY ROOM | STONE FRONTED | Situated in the sought after location of Tasker Road in Crookes, this beautifully presented home is conveniently located close to Crookes high street, allowing easy access to a range of shops, restaurants and cafes. This home is perfect for families or professionals looking to move to one of Sheffield's most sought after areas.

To the front, the bay windowed lounge provides a comfortable and practical living space, with the benefit of a wood fireplace. The standout feature is the dining kitchen, creating a modern and social layout that works well for both daily use and entertaining. The contrasting worktops incorporate the sink, drainer, oven and hob, and the kitchen island provides further storage cupboards. From here, the utility room offers space for a range of appliances, and provides access to the garden.

To the first floor, the generous, front facing bedroom comes with built in storage space, and the further third bedroom is the perfect set up for an office, nursery or spare bedroom. The family bathroom comprises a three piece suite, consisting of bath, sink basin and W/C. Occupying the top floor is an impressive bedroom, offering excellent space and a sense of privacy, enhanced by built-in wardrobe space.

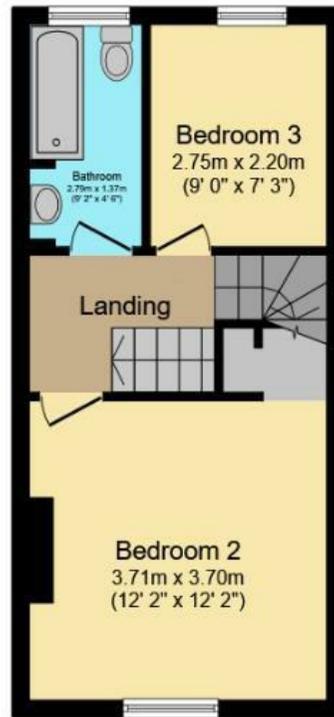
Externally the property enjoys a private rear garden space, ideal for outdoor seating, and low maintenance enjoying. Crookes is well regarded for it's range of amenities, along with reputable schools and access to Universities and Sheffield hospitals. A viewing is highly recommended to appreciate the accommodation on offer.

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**Ground Floor**

Floor area 40.3 sq.m. (434 sq.ft.)



**First Floor**

Floor area 31.0 sq.m. (333 sq.ft.)



**Second Floor**

Floor area 19.8 sq.m. (213 sq.ft.)

**Total floor area: 91.1 sq.m. (980 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 B.

### VACANT POSSESSION

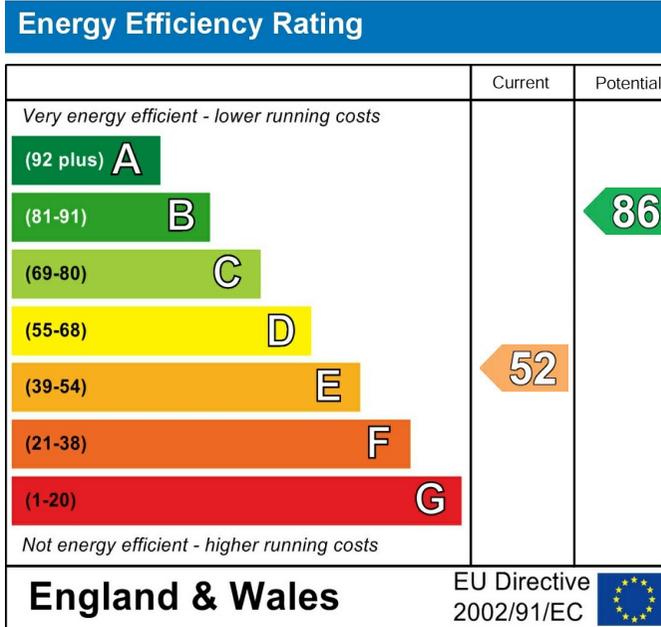
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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, 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.

