



**HUNTERS®**  
HERE TO GET *you* THERE

31 Tasker Road, Crookes, Sheffield, S10 1UY



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Asking Price £260,000

| SCHOOL CATCHMENT AREA | PRIVATE GARDEN | In need of renovation yet providing an incredible opportunity to settle in this highly regarded area. Don't miss out on the chance to create your perfect home!

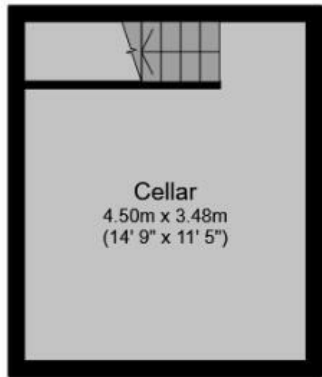
Upon entering, you are welcomed into a front-facing lounge that exudes warmth and comfort, perfect for relaxing after a long day. The dining kitchen is spacious and functional, providing an excellent space for family meals and entertaining guests. Additionally, the property features a cellar, offering ample storage solutions.

The first floor comprises three inviting bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find a further double bedroom, which could serve as a private retreat or guest accommodation.

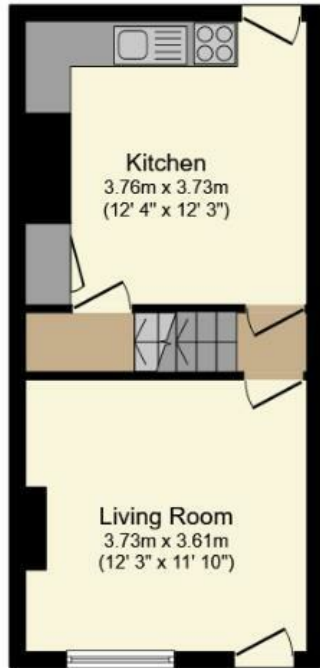
Outside, the garden features a lovely patio area that invites you to enjoy al fresco dining or simply unwind in the fresh air. The presence of outbuildings adds further versatility, whether for storage or as a workshop.

This home is not only a comfortable living space but also a wonderful opportunity to embrace the vibrant community of Crookes, with its local amenities, parks, and excellent transport links. With its blend of traditional charm and practical living, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

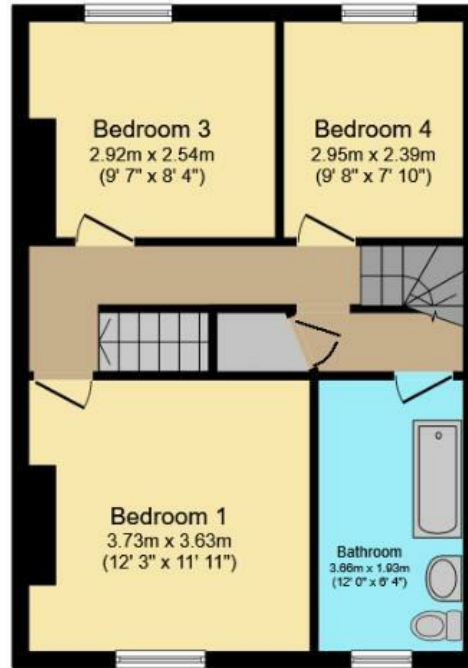
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



Basement



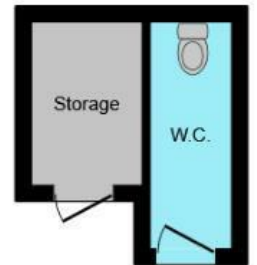
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area: 122.6 sq.m. (1,320 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 07/06/1894 and a ground rent charge of £1.50 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**

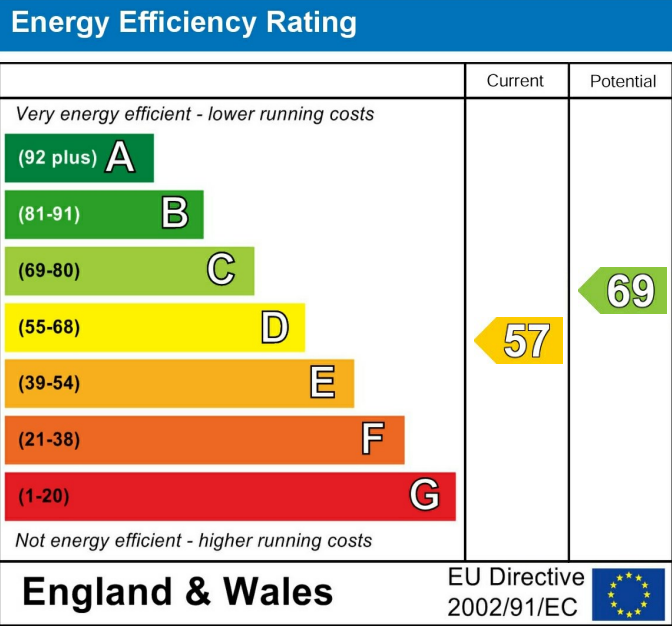
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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.

















