



HUNTERS[®]
HERE TO GET *you* THERE

77 Nairn Street, Crookes, Sheffield, S10 1UN

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Price £325,000

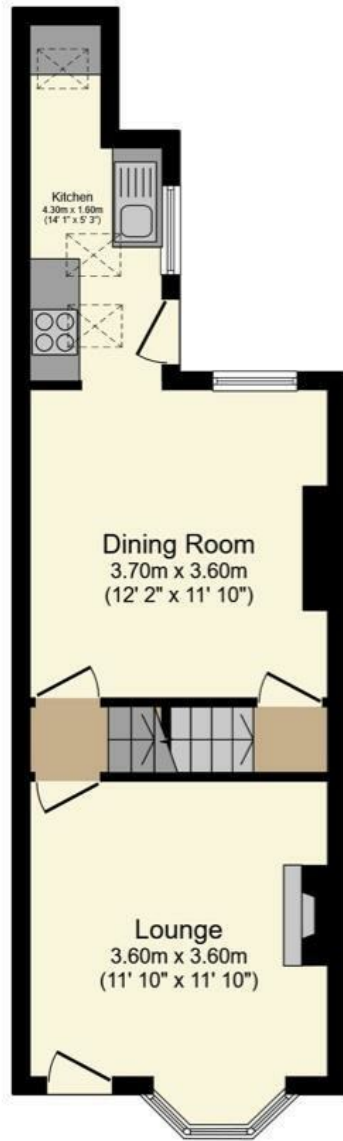
| BEAUTIFULLY PRESENTED | DESIRABLE LOCATION OF CROOKES | Welcome to Nairn Street, Crookes - a charming location for this stunning three-bedroom stone-built terrace house. This property boasts two reception rooms with the living room having a living flame gas fire to the chimney breast and oak flooring flowing through the inner lobby to the dining room, perfect for entertaining guests or simply relaxing with your loved ones. Stairs off the dining room lead down to the cellar. The tasteful decor throughout the house gives it a warm and inviting feel, making it a place you can truly call home.

The off-shot fitted kitchen is a chef's dream with Neff hide and slide oven below an induction hob, providing ample space for culinary creations. Space and plumbing for washing machine and integrated dishwasher. First floor having two bedrooms, the master having a useful walk-in storage cupboard. The house features a modern bathroom with a sleek white suite with mains shower over the bath, adding a touch of elegance to your daily routine. To the second floor is a further double bedroom with storage in the eaves.

One of the highlights of this property is the beautiful enclosed and landscaped garden, offering a tranquil outdoor space where you can unwind after a long day. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to be a delightful retreat. The garden also benefits from an outside store.

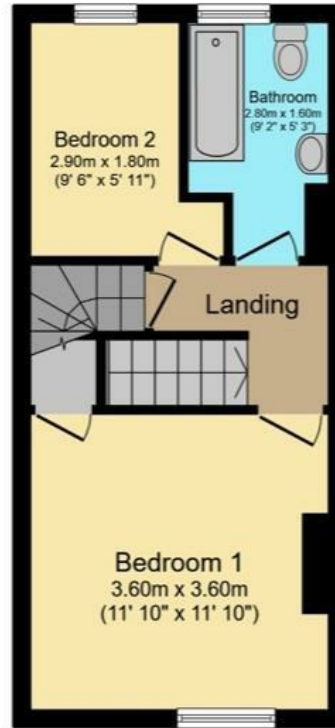
Don't miss the opportunity to make this house your own and enjoy the comfort and style it has to offer. Contact us today to arrange a viewing and take the first step towards owning a piece of this idyllic property in Crookes.

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



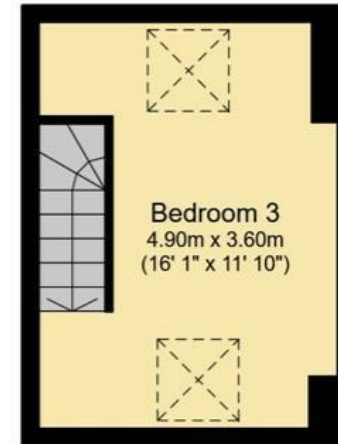
Ground Floor

Floor area 36.6 m² (394 sq.ft.) approx



First Floor

Floor area 29.9 m² (322 sq.ft.) approx



Second Floor

Floor area 17.6 m² (190 sq.ft.) approx

Total floor area 84.1 m² (905 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29th September 1897 at a Pepper Corn ground rent.

RATING ASSESSMENT

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

VACANT POSSESSION

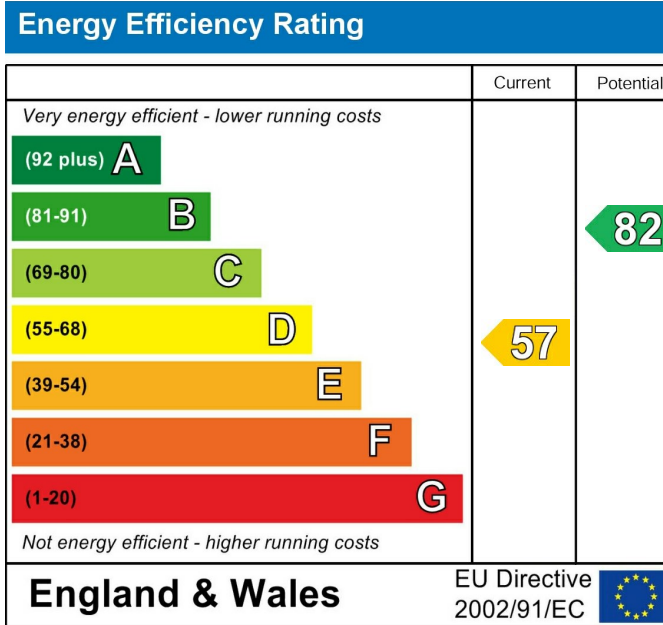
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.



