



**HUNTERS**<sup>®</sup>  
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74 Bates Street, Crookes, Sheffield, S10 1NP

# 74 Bates Street, Sheffield, S10 1NQ

## Offers Over £280,000

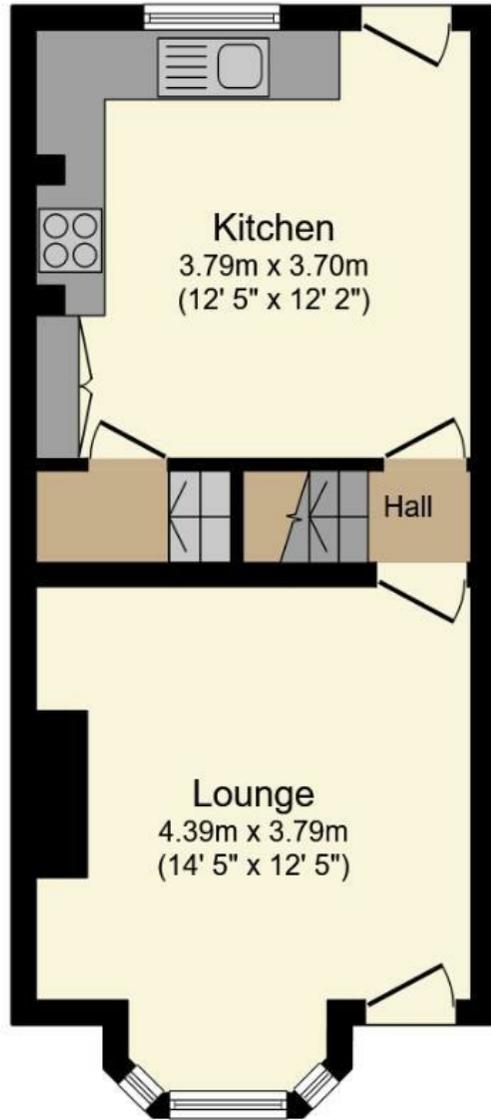
| RECENTLY RENOVATED | CONVIENIENTLY LOCATED | Nestled in the charming area of Crookes, this recently renovated home on Bates Street offers a delightful blend of modern living and traditional comfort, perfect for a first-time buyer looking to settle into one of Sheffield's most popular neighbourhoods. The property features three generously sized bedrooms, a modern dining kitchen, living room and a good sized rear garden.

Through the front door, you are welcomed into a cosy, bay windowed lounge, benefitting from a fireplace with log burner. The contemporary dining kitchen is designed with both style and functionality in mind, providing an inviting space for family meals and entertaining guests. Storage units run above and below the worktops, plus a range of integrated appliances including a washing machine and ranger cooker with gas hob. With additional space for a dining table, the room is a fabulous social space.

The first floor comprises a front facing double room, with generous built-in storage space. The family bathroom is finished in a clean and practical style, comprising a large bath with shower over, washbasin and WC. A further bedroom to rear over-looking the garden, making the perfect space for an office or nursery. The second floor offers a large, modern master bedroom. The property benefits from a newly replaced roof structure, featuring two large velux windows offering panoramic views over Sheffield.

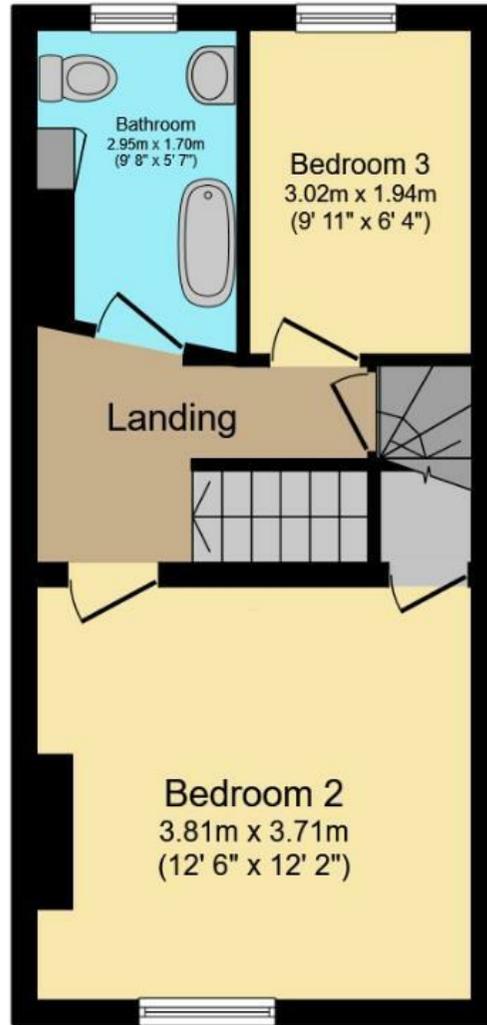
The property is conveniently located within walking distance to the city centre, the University of Sheffield, and several hospitals, making it an excellent choice for students, healthcare professionals, or anyone who enjoys the vibrancy of city life. With its thoughtful renovations and prime location, this home presents a wonderful opportunity for those looking to settle in a lively and accessible part of Sheffield.

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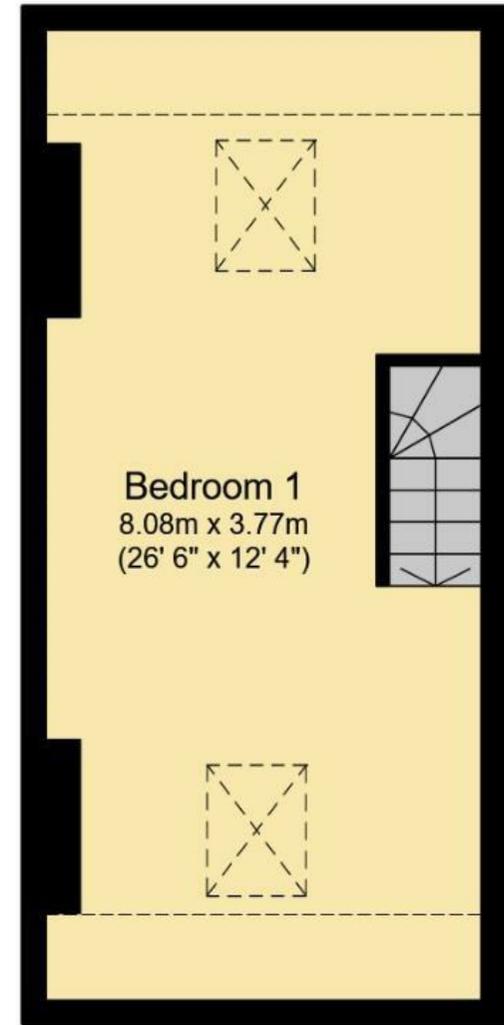
### Ground Floor

Floor area 33.0 sq.m. (356 sq.ft.)



### First Floor

Floor area 31.7 sq.m. (342 sq.ft.)



### Second Floor

Floor area 31.7 sq.m. (342 sq.ft.)

Total floor area: 96.5 sq.m. (1,039 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 A.

### VACANT POSSESSION

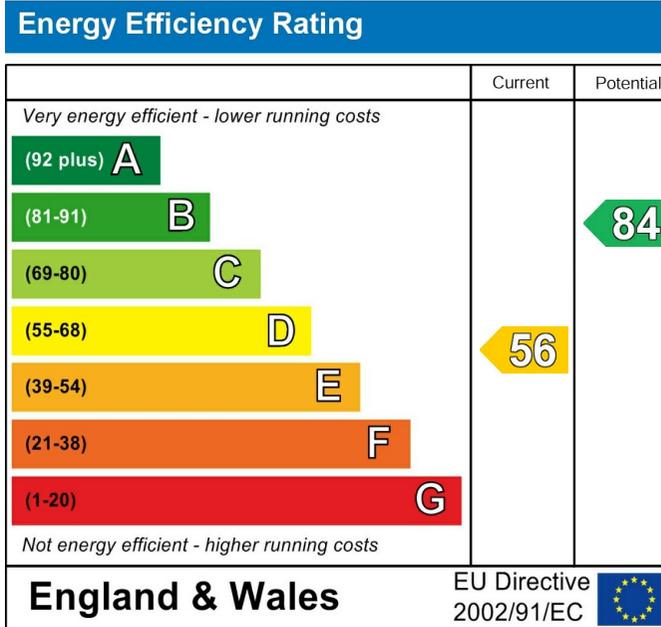
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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 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.

