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8 Cradock Road, Sheffield, S2 2JX

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£200,000

Located on Cradock Road in Sheffield, this modern semi-detached house offers a delightful blend of contemporary living and convenience. Built in 2019, this property spans an impressive 764 square feet and features three bedrooms, making it an ideal home for families or professionals seeking extra space.

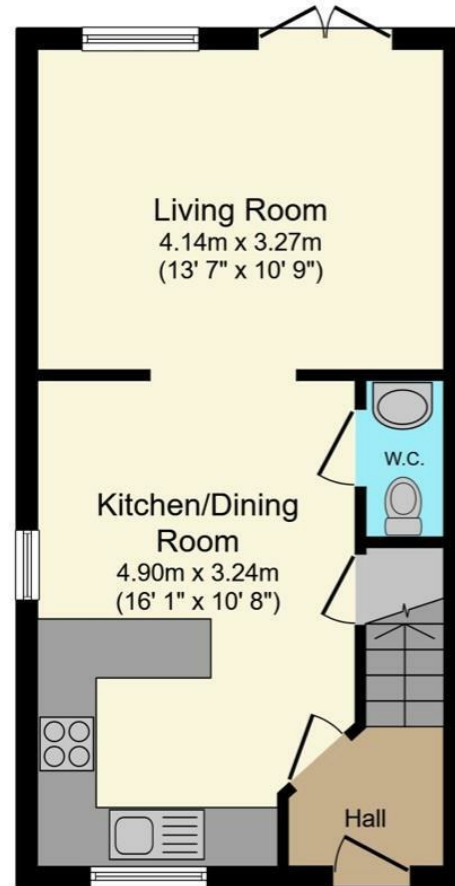
Upon entering, you are greeted by an entrance lobby with stairs to the first floor. The open-plan dining kitchen, perfect for entertaining guests or enjoying family meals flows seamlessly into the welcoming living room. The ground floor also boasts a separate W.C., adding to the practicality of the layout.

The property is designed with modern living in mind, featuring a level and enclosed garden that provides a safe space for children to play or for hosting summer barbecues. Additionally, there is parking available for two vehicles, ensuring that you and your guests can come and go with ease.

Situated just two miles from the city centre, this home offers the perfect balance of suburban living and urban accessibility. Whether you are commuting for work or enjoying the local amenities, you will find everything you need within easy reach.

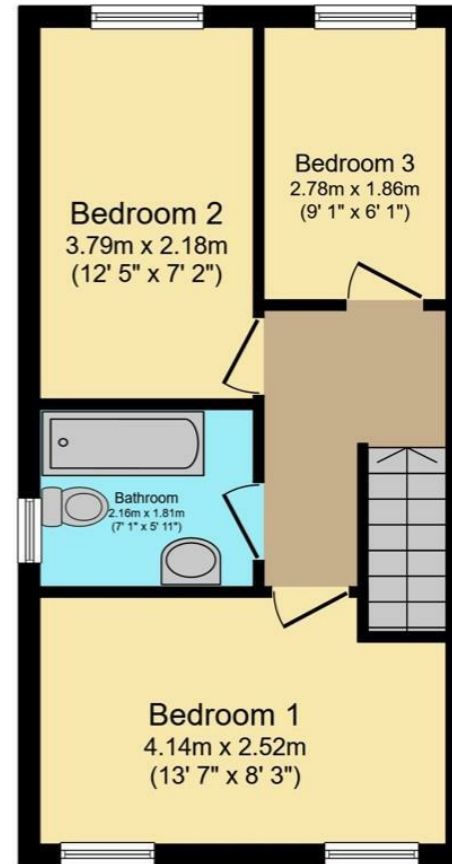
As a freehold property, you will have complete ownership and flexibility. This modern three-bedroom semi-detached house on Cradock Road is not just a place to live; it is a place to thrive. Don't miss the opportunity to make it your own.

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sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

Floor area 34.4 sq.m. (371 sq.ft.) approx

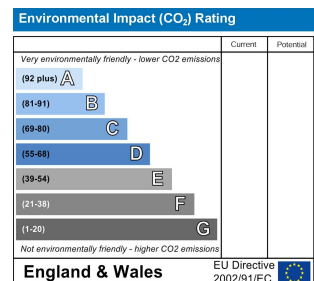
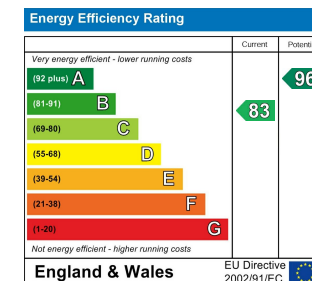


First Floor

Floor area 34.4 sq.m. (371 sq.ft.) approx

Total floor area 68.9 sq.m. (742 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
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TENURE
This property is Freehold.

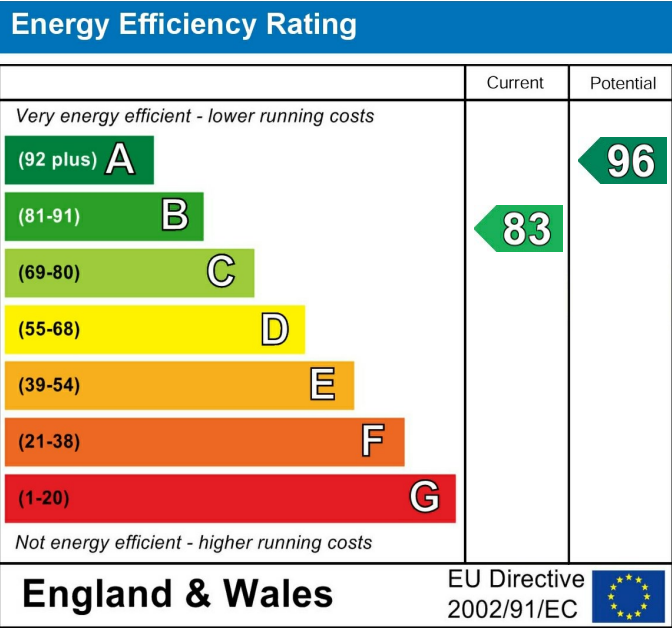
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

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.





