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FOR SALE
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24 Longford Crescent, Bradway, Sheffield, S17 4LL

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£380,000

Located on the charming Longford Crescent of Bradway, this delightful semi-detached house, offers a perfect blend of classic character and modern convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The four bedrooms ensure that there is plenty of room for family and guests alike, while the two bathrooms add a touch of practicality to daily living with the top floor being ideal as a master suite or teenager studio.

The property boasts a driveway, accommodating up to three vehicles, which leads to a detached garage, providing additional storage or workshop space. The level and enclosed South facing garden at the rear is a wonderful feature, offering a safe haven for children to play or for adults to enjoy a peaceful afternoon in the sun. Furthermore, the garden and rear of the property presents lovely views, enhancing the overall appeal of this inviting home.

This residence is ideal for families seeking a comfortable and spacious environment in a friendly neighbourhood on the edge of the Peak District National Park. With its combination of practical amenities including Bradway School, being less than a mile to Dore & Totley train station and charming features, this property is sure to attract those looking for a place to call home in Sheffield. Don't miss the opportunity to make this lovely house your own.

GENERAL REMARKS

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 C.

VACANT POSSESSION

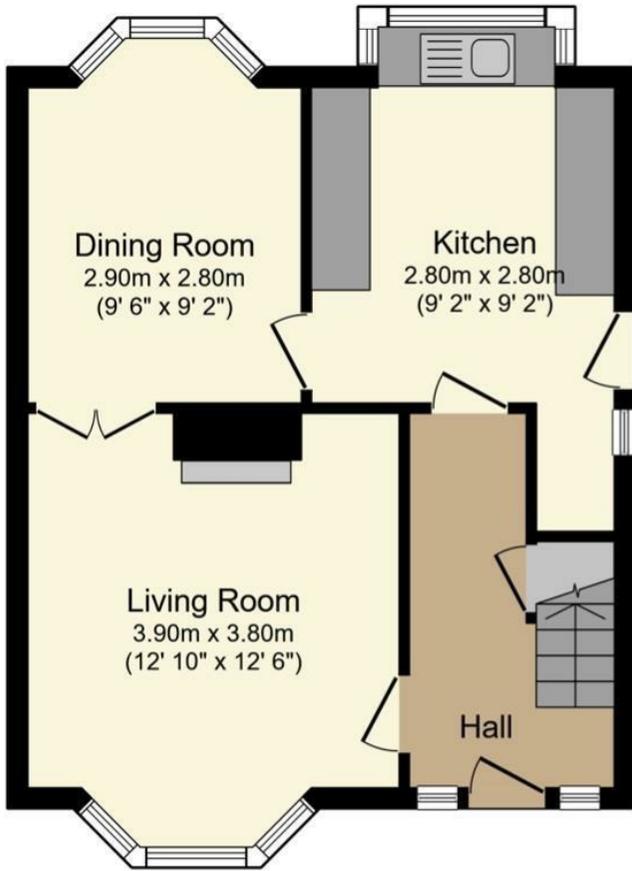
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

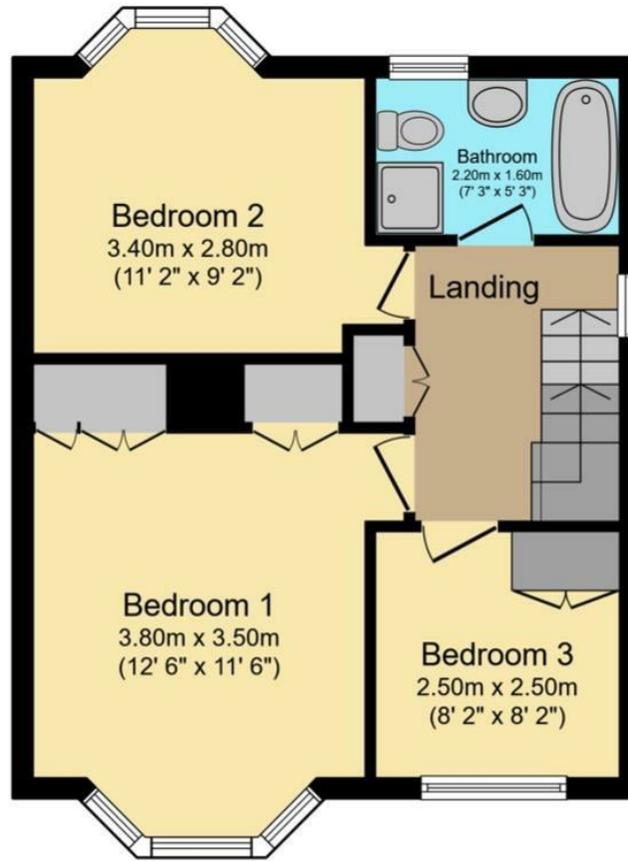
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON

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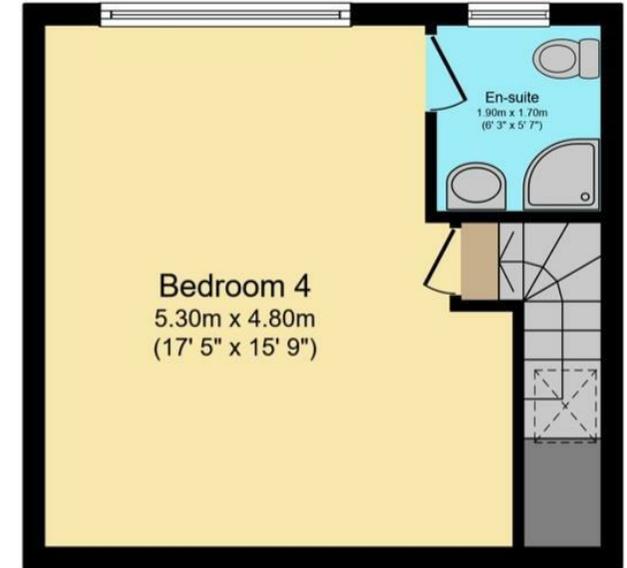
Ground Floor

Floor area 45.4 sq.m. (489 sq.ft.) approx



First Floor

Floor area 44.3 sq.m. (477 sq.ft.) approx



Second Floor

Floor area 30.2 sq.m. (325 sq.ft.) approx

Total floor area 120.0 sq.m. (1,291 sq.ft.) approx

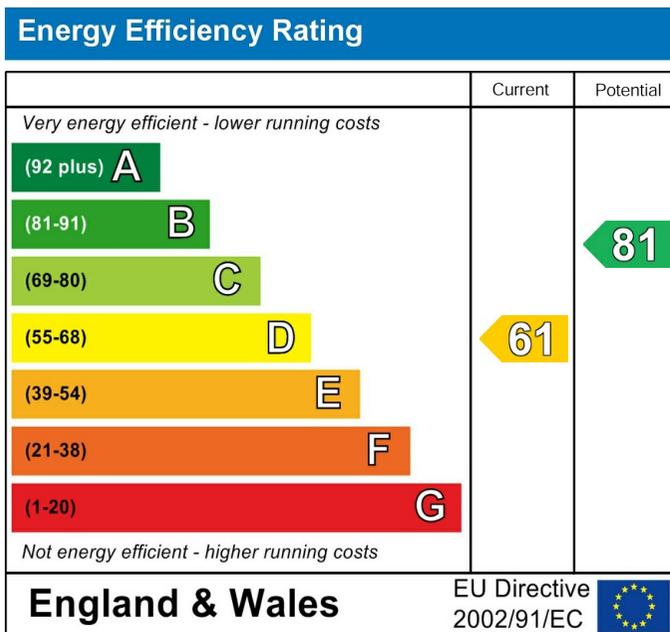
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	81
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

