
HUNTERS®
HERE TO GET you THERE
26 The Nook, Crookesmoor, Sheffield, S10 1EJ

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Asking Price £190,000

We are acting in the sale of the above property and have received an offer of £202,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Welcome to The Nook, a four bedroom terraced house located in the vibrant city of Sheffield. This stone-fronted property boasts a delightful bay window, adding character and charm to the home. With a degree of upgrading needed this residence is would then be perfect for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms, The lounge with bay window and the dining room with cellar off.

The kitchen is off shot and needs some upgrading, presents an excellent opportunity for the new owner to personalise and modernise to their taste. The first floor comprises two well-proportioned bedrooms and a family bathroom, ensuring convenience for daily living. Ascending to the second floor, you will find two further bedrooms, providing ample space for family members or guests.

Outside, the property features a small elevated garden at the front,. To the rear, a garden space.

This property presents a wonderful opportunity to create a beautiful family home in a sought-after location. With its generous living space and potential for enhancement, The Nook is a must-see for those looking to invest in a property with character and charm in Sheffield.

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This Hunters business is independently owned and operated by S G Property Agents Ltd | Registered Address: 208 Crookes, Sheffield, South Yorkshire, S10 1TG | Registered Number: 06612172 England and Wales | VAT No: 936 2923 07 with the written consent of Hunters Franchising Limited.

BASEMENT
203 sq.ft. (18.8 sq.m.) approx.

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
386 sq.ft. (34.0 sq.m.) approx.

2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 B.

VACANT POSSESSION

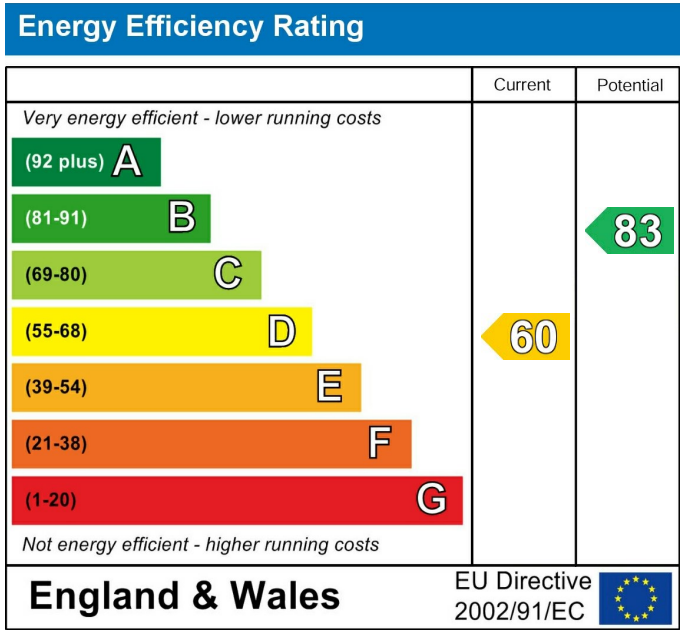
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.







































