



64 Barber Road, Sheffield, S10 1EE

Asking Price £330,000

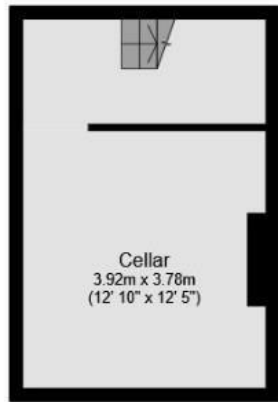
| FOUR DOUBLE BEDROOMS | OFF STREET PARKING | Viewing is essential to appreciate this home in the sought after location, area of Crookesmoor. This charming end-terrace house on Barber Road offers a perfect blend of space and comfort. With a generous 1,141 square feet, the property boasts four spacious double bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

The ground floor features two inviting reception rooms, providing ample space for relaxation and entertaining. To the rear, the kitchen comprises ample storage space with a range of wall and base units. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The property also includes a well-appointed bathroom and a separate ground floor W/C, adding convenience for busy households.

Outside, the property is complemented by a driveway and a garage, providing secure parking and additional storage options. The rear garden is a delightful space, perfect for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day.

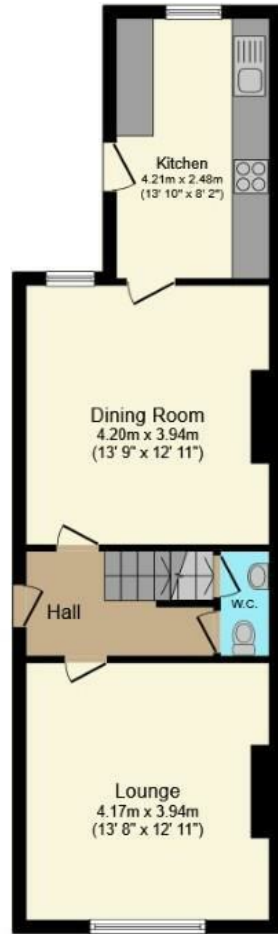
This home is not only well-situated in a vibrant community but also offers the essential amenities and transport links that make daily life easier. With its combination of space, functionality, and outdoor charm, this property on Barber Road is a wonderful opportunity for those looking to settle in a sought-after location.

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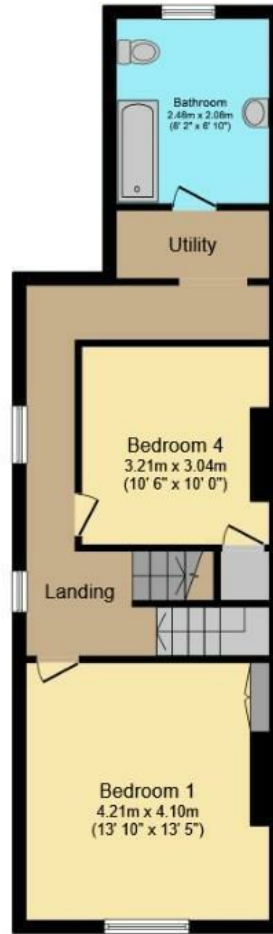
Cellar

Floor area 23.5 sq.m.
(253 sq.ft.)



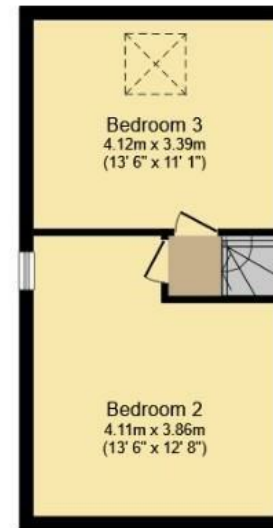
Ground Floor

Floor area 51.1 sq.m.
(551 sq.ft.)



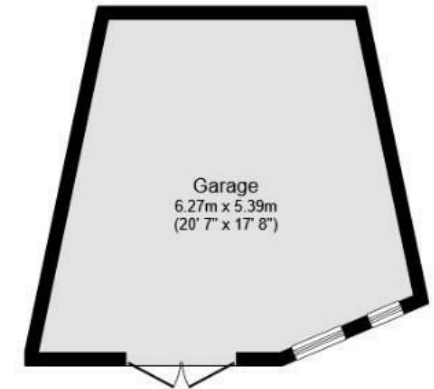
First Floor

Floor area 51.1 sq.m.
(551 sq.ft.)



Second Floor

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



Garage

Floor area 26.6 sq.m. (286 sq.ft.)

Total floor area: 184.1 sq.m. (1,981 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

GENERAL REMARKS

TENURE

This property is a 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

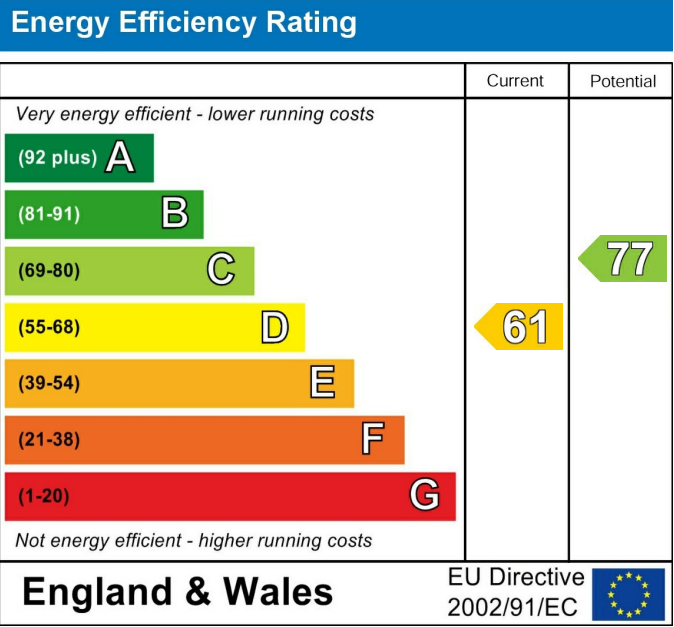
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.









