



**HUNTERS®**  
HERE TO GET *you* THERE

10 Pickmere Road, Crookes, Sheffield, S10 1GY



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Guide Price £240,000

| NO CHAIN | DOUBLE GLAZED | If you're looking for a home surrounded by local amenities and transport links, this one is for you! Nestled on a quiet cul-de-sac, yet within walking distance to local shops, bars and restaurants, this property blends comfort and practicality.

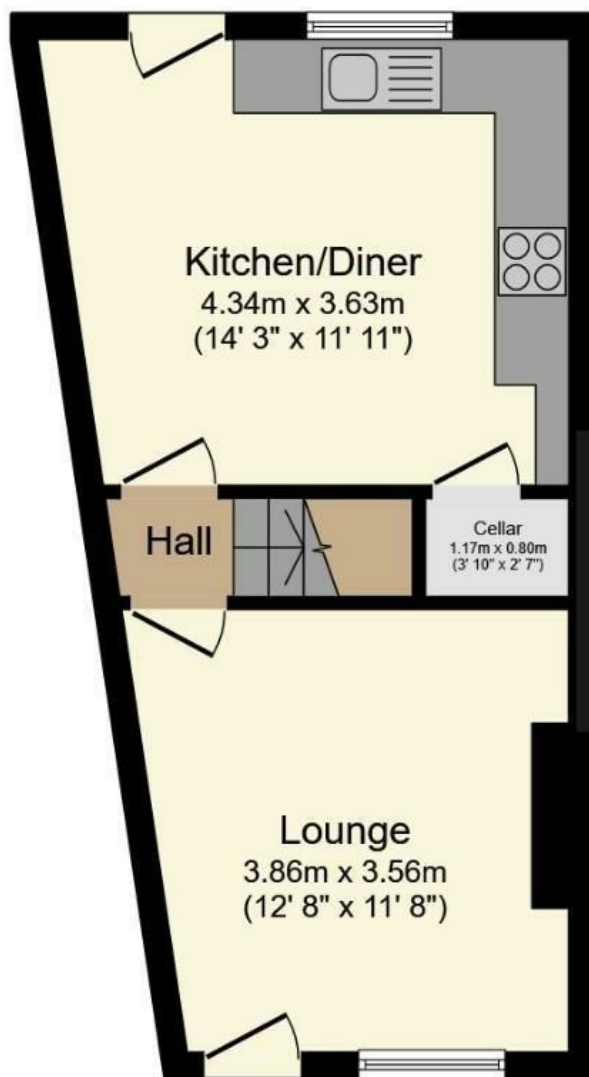
Upon entering, you are welcomed into a bright and airy lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the modern dining kitchen, which boasts contemporary fittings and ample space for dining, making it a wonderful area for family meals or gatherings with friends.

The first floor comprises two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is conveniently located, ensuring that the morning rush is a breeze. A further double bedroom to the second floor.

One of the standout features of this home is its location. Crookes is known for its vibrant community and excellent local amenities, including shops, cafes, and parks, all within easy reach. Additionally, the property is offered for sale with no onward chain, allowing for a smooth and straightforward purchase process.

This charming terraced house is an excellent opportunity for those looking to settle in a friendly neighbourhood with a rich sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

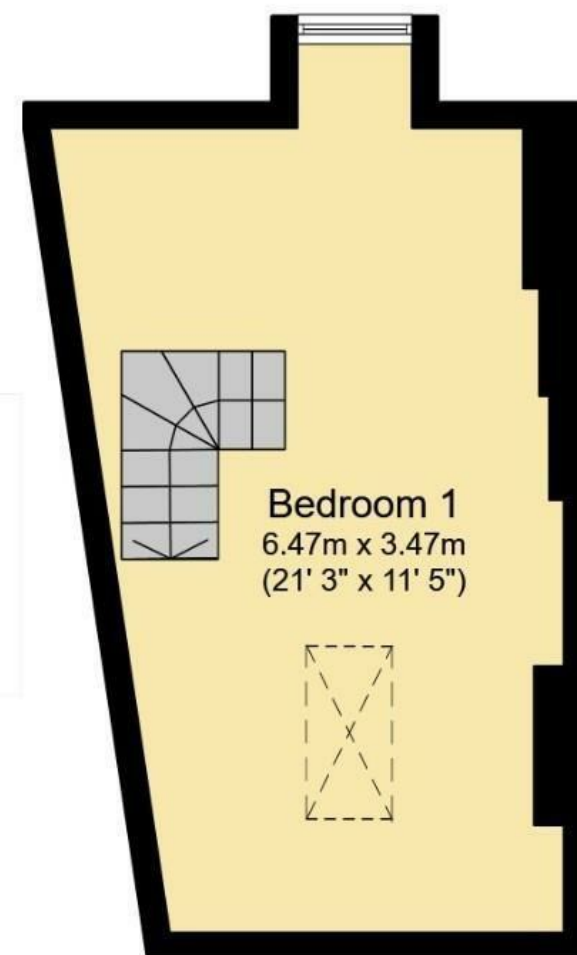
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 87.3 m<sup>2</sup> (940 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 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**

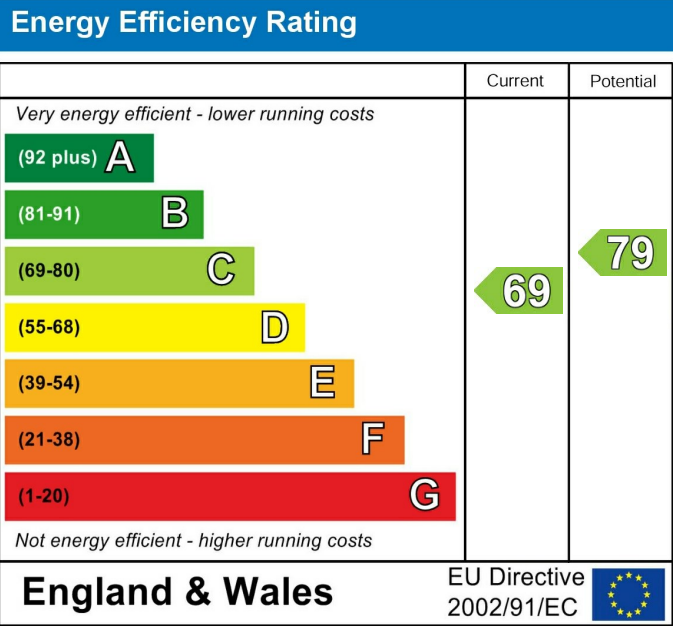
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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, 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.



