



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

140 Western Road, Crookes, Sheffield, S10 1LD

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Asking Price £275,000

We are acting in the sale of the above property and have received an offer of £292,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

| PRIVATE GARDEN | OFF STREET PARKING | Western Road in Crookes is a highly regarded residential area in the heart of Crookes. This semi-detached home is offered for sale with no onward chain and offers comfort, convenience and modern living.

The ground floor is well-appointed with two spacious and inviting reception rooms. The lounge is generously sized and bathed in natural light, creating a warm and welcoming atmosphere. The extended dining kitchen is a true highlight, featuring a modern kitchen suite complete with integrated appliances. This area is designed for both cooking and entertaining, with ample dining space enhanced by skylight windows and French doors that lead directly into the garden. A separate utility space houses the combination boiler and W/C, enhancing the practicality of the home.

The first floor comprises three well-proportioned bedrooms, including a principal front-facing room equipped with built-in wardrobes for added storage. The two additional bedrooms at the rear offer views over Sheffield, making them perfect for guest bedrooms or a home office. The family bathroom is thoughtfully designed, featuring a bath, W/C, and sink basin.

Outside, the property boasts an enclosed garden space, complete with a patio and lawn, ideal for outdoor gatherings or quiet moments in the sun. Off-street parking is available at the front, complemented by planting that ensures privacy from the road.

Situated in a popular residential location, this home is conveniently close to schools, local amenities, and transport links, providing easy access to the City Centre, Sheffield Hospitals, and Sheffield Universities. This property is an excellent opportunity for families or professionals seeking a modern home

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### GENERAL REMARKS

#### TENURE

We understand that the 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 C.

#### VACANT POSSESSION

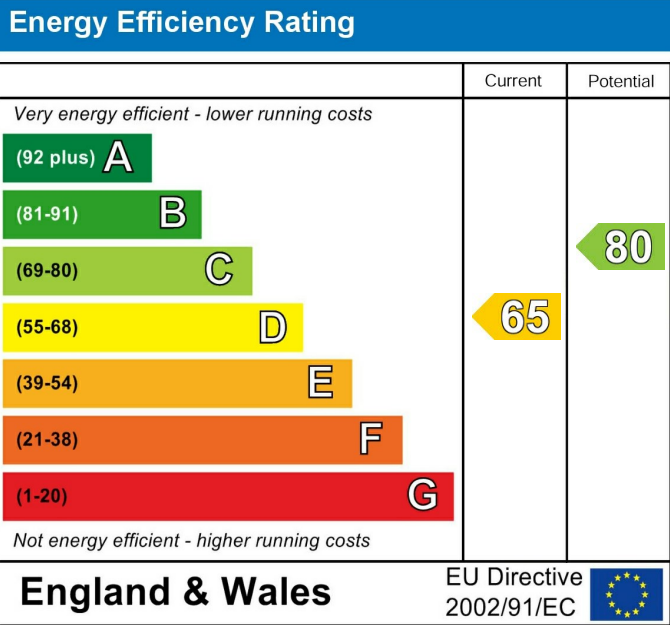
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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 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.







