



HUNTERS[®]
HERE TO GET *you* THERE

200 Northfield Road, Crookes, Sheffield, S10 1QU

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Asking Price £210,000

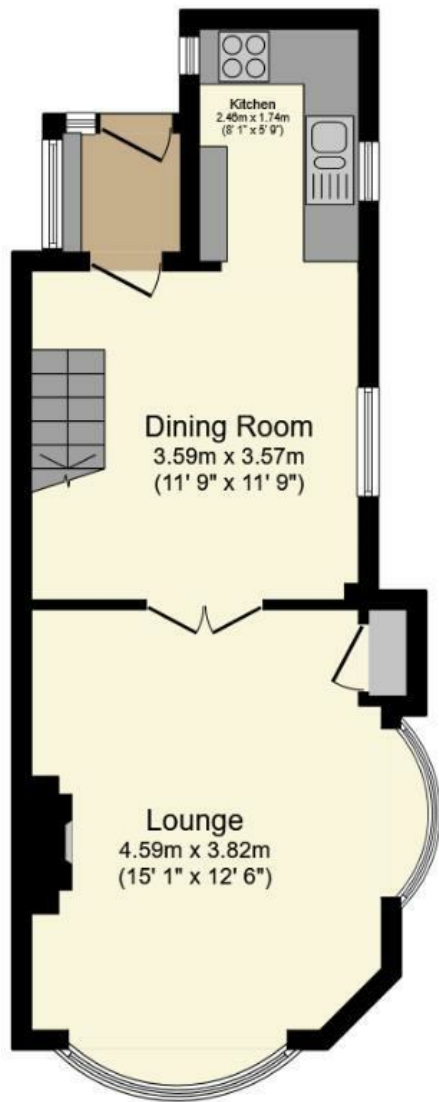
| THREE DOUBLE BEDROOMS | CLOSE TO LOCAL AMENITIES | Hunters Crookes present this three bedrooms home, on the desirable Northfield Road in Crookes. Offering three generously sized bedrooms, this home is ideal for first time buyers, families, or investors alike. The property benefits from no onward chain, making moving in a smooth transaction.

Entrance into the front facing lounge, featuring a bay window and gas fireplace. Through to the separate dining room, offering a lovely setting for family meals or dinner parties. The fitted kitchen to the rear offers a range of wall and base units that run above and below the worktops, plus space for a range of appliances. Another wonderful addition is the cellar; Accessed through the lounge and perfect for extra storage space.

The first floor comprises two bedrooms and a family bathroom. The third bedroom is to the front of the property, making the perfect space for an office or nursery. The bathroom is practical, comprising a bath with shower over, sink basin and W/C; Further storage space to the rear. The second bedroom overlooks to garden, creating a bright and airy space for a master room, or guest bedroom. A further double bedroom to the second floor.

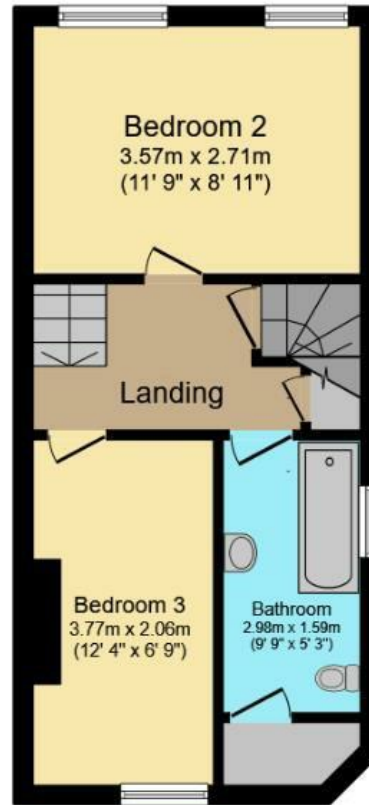
With access through the rear porch, the garden is complete with a decked area; The perfect space for enjoying the fresh air or hosting summer barbecues. The property is conveniently located close to local shop, restaurants and transport links, making it easy to access everything you need for daily life. Whether you are commuting to work or enjoying a leisurely day out, you will find that this location offers both accessibility and a vibrant community atmosphere.

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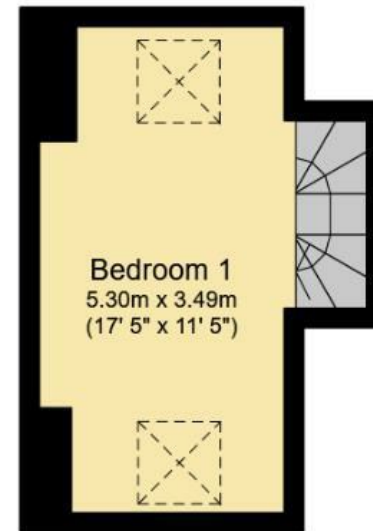
Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.)



First Floor

Floor area 29.5 sq.m. (317 sq.ft.)



Second Floor

Floor area 16.0 sq.m. (172 sq.ft.)

Total floor area: 84.8 sq.m. (913 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

We understand the property is Leasehold with a term of 800 years from 23rd August 1899 and a ground rent of £7.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

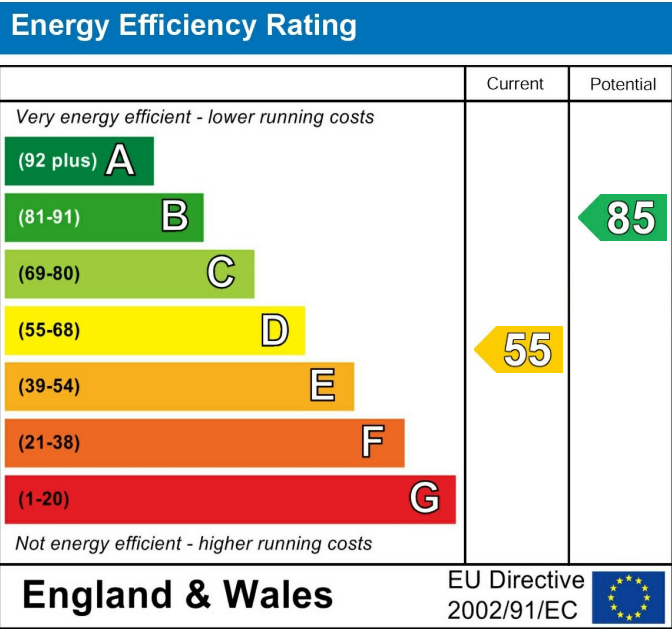
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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, 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.





