



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

9 Newent Lane, Crookes, Sheffield, S10 1HD

9 Newent Lane, Sheffield, S10 1HD

Asking Price £325,000

| RECENTLY RENOVATED | DRIVEWAY AND GARAGE | Nestled in the charming area of Crookes, this delightful extended home presents a rare opportunity for those seeking a comfortable and stylish home with no onward chain. The property boasts two spacious double bedrooms, and has been refurbished by the current owner to a high standard with newly fitted kitchen and bathroom.

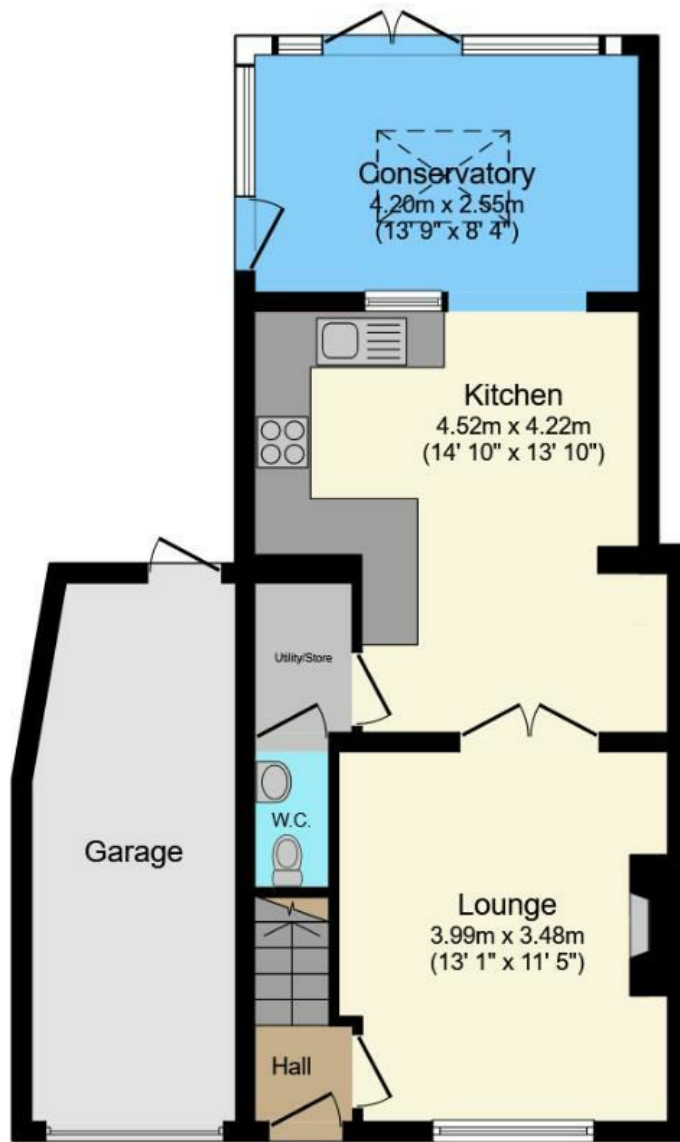
Upon entering, you are welcomed into a cosy lounge featuring a striking fire and an exposed brick chimney breast, creating a warm and inviting atmosphere. The newly installed kitchen, extended to the rear, offers a bright and sunny space perfect for culinary adventures and family gatherings. Additionally, a separate WC adds convenience for residents and guests alike.

The first floor comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The newly installed family bathroom is both modern and functional, catering to all your daily needs.

Outside, the property features a level garden to the front, complemented by a driveway that allows for off-street parking. The private rear garden offers a tranquil retreat, ideal for enjoying the outdoors or entertaining friends and family.

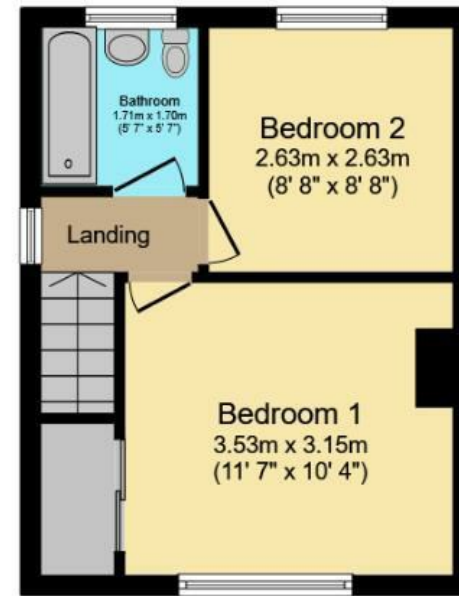
With its blend of modern amenities and charming character, this extended end terrace house on Newent Lane is a must-see for anyone looking to settle in the vibrant community of Crookes. Don't miss the chance to make this lovely property your new home.

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



### Ground Floor

Floor area 62.4 sq.m. (672 sq.ft.)



### First Floor

Floor area 26.0 sq.m. (280 sq.ft.)

**Total floor area: 88.4 sq.m. (952 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](http://www.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

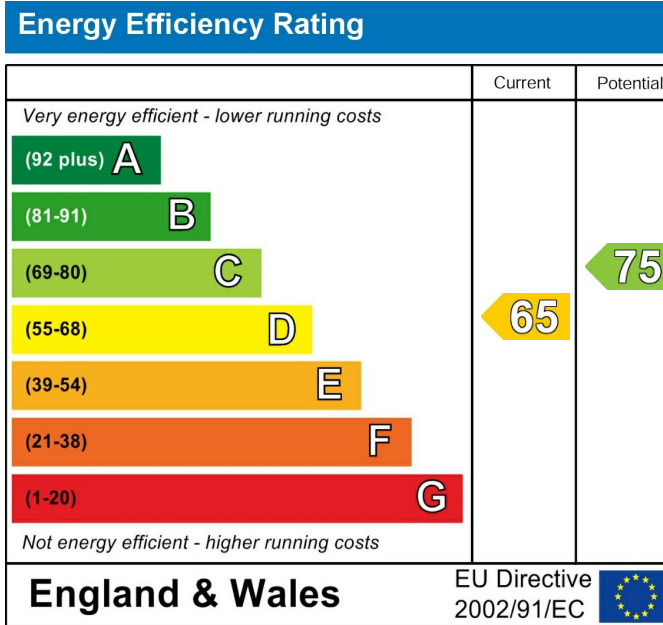
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.

### ANIT-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.













