HUNTERS®
HERE TO GET *you* THERE

Flat 7, 459 Crookesmoor Road, Crookes, Sheffield, S10 1BD

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Offers Over £150,000

| NO CHAIN | ONE BEDROOM APARTMENT | Hunters Crookes are delighted to present this charming property on Crookesmoor Road. Situated in the vibrant area of Crookes, this delightful first-floor flat offers a perfect blend of modern living and period charm. This one bedroom apartment is ideally suited for individuals or couples seeking a comfortable and convenient home with no onward chain.

Upon entering the property, you are welcomed by a communal entrance that leads to a staircase, guiding you to your private entrance hall. This space opens into a bright and airy lounge, featuring a lovely bay window that invites natural light, creating a warm and inviting atmosphere. The modern dining kitchen is well-equipped, providing an ideal setting for both cooking and entertaining.

At the rear of the flat, you will find the spacious double bedroom, which offers outstanding views over Sheffield and acts as a peaceful retreat after a long day. The bathroom is thoughtfully designed, complete with a shower over the bath, ensuring both functionality and comfort.

One of the notable advantages of this property is the private, off street parking available at the rear of the building, adding to the convenience of urban living. The property includes one allocated space, and additional visitor parking spaces. The location is particularly appealing, with excellent local amenities at your doorstep, including easy access to central hospitals and Sheffield University, making it an ideal choice for students and professionals alike.

This flat presents a wonderful opportunity to enjoy a stylish and practical living space in a sought-after area. Do not miss the chance to make this charming apartment your new home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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This Hunters business is independently owned and operated by S G Property Agents Ltd | Registered Address: 208 Crookes, Sheffield, South Yorkshire, S10 1TG | Registered Number: 06612172 England and Wales | VAT No: 936 2923 07 with the written consent of Hunters Franchising Limited.

Floor Plan

Floor area 75.8 sq.m. (816 sq.ft.)

Total floor area: 75.8 sq.m. (816 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 Leasehold with an unexpired term of 200 years from 31/10/1991 but there is no ground rent payable each property owner has an equal share of the Freehold. There is a service charge payable of £1,748.00 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

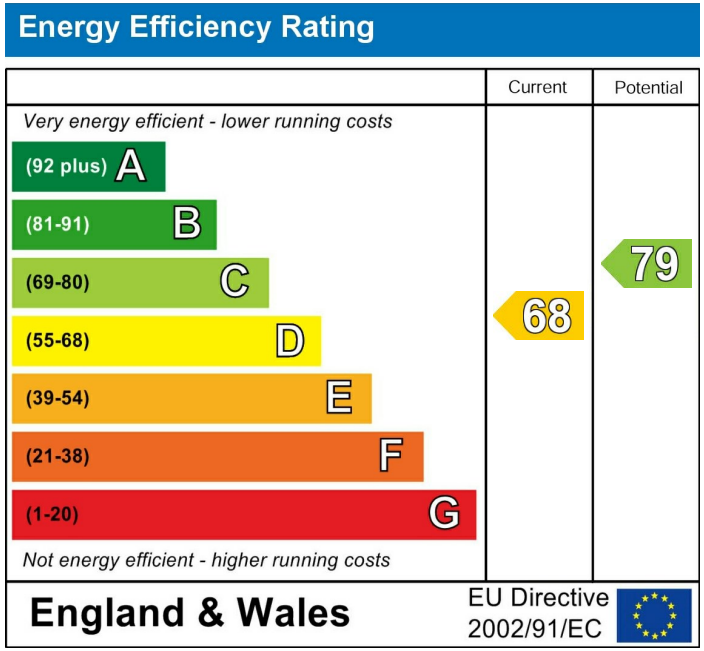
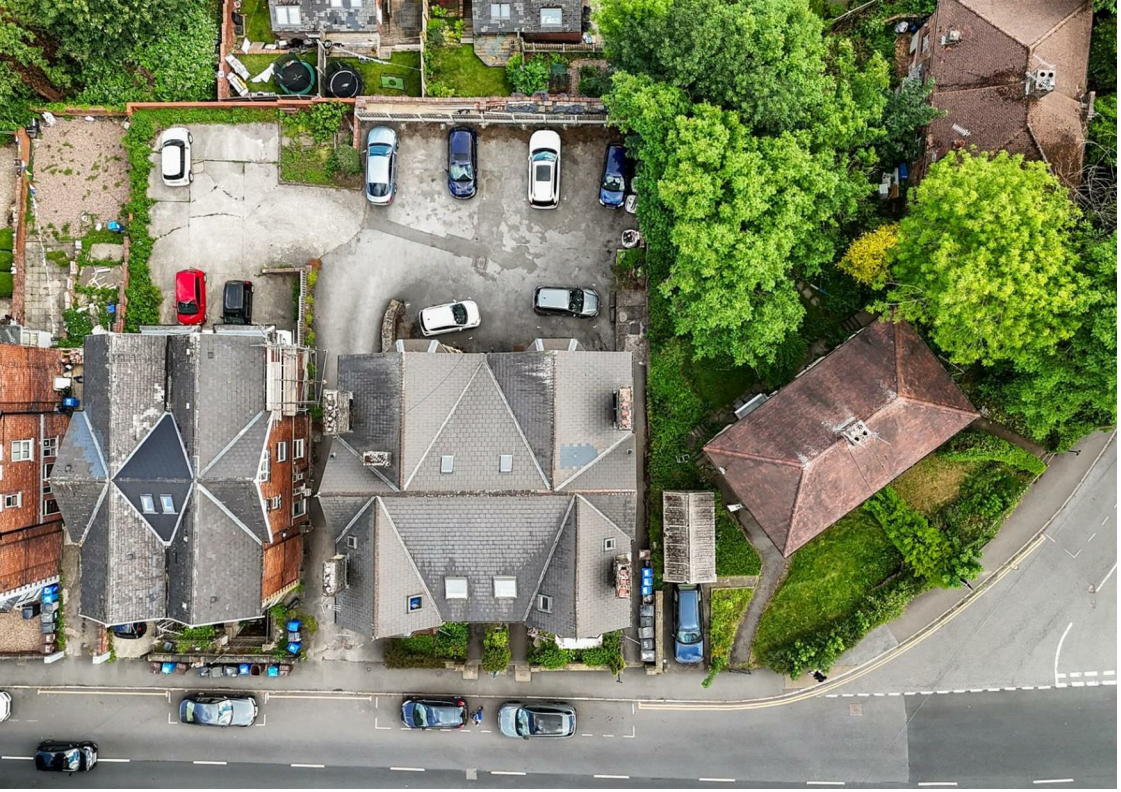
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.