



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

79 Mulehouse Road, Crookes, Sheffield, S10 1TB



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## Asking Price £270,000

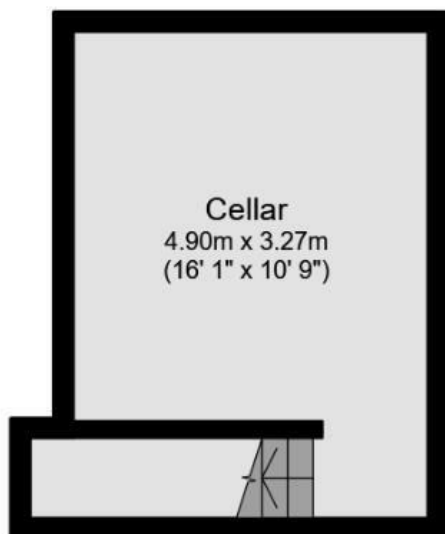
| NO ONWARD CHAIN | CLOSE TO THE HIGH STREET | Nestled on the charming Mulehouse Road in the vibrant area of Crookes, Hunters Crookes present this delightful three-bedroom terraced house, offering a perfect blend of modern living and classic character. The property benefits from having no onward chain and provides contemporary comforts, making it an ideal home for families or professionals alike.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and charm, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which is well-equipped and designed for both functionality and style. This inviting space is ideal for family meals or social gatherings, ensuring that you can enjoy quality time with loved ones.

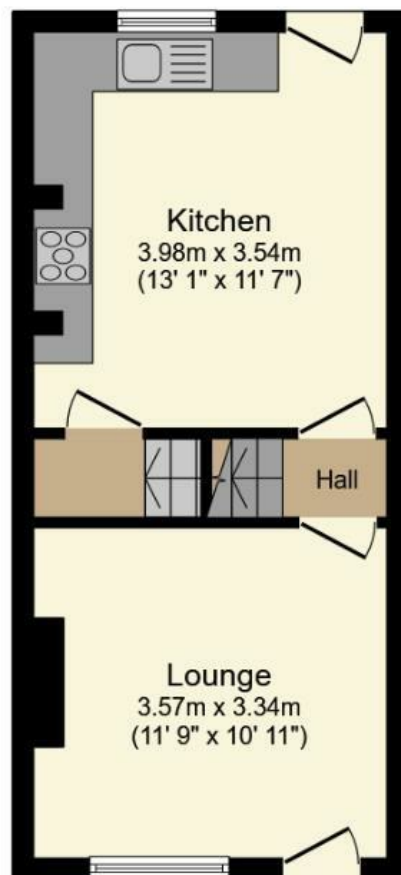
The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this home is the rear garden, which includes a lovely lawn and patio area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Situated close to a variety of local bars, restaurants, and shops, . With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this terraced house on Mulehouse Road is a fantastic opportunity not to be missed.

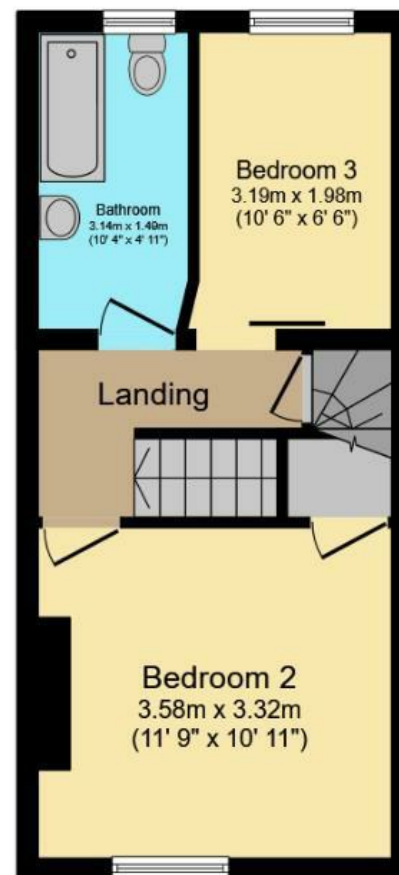
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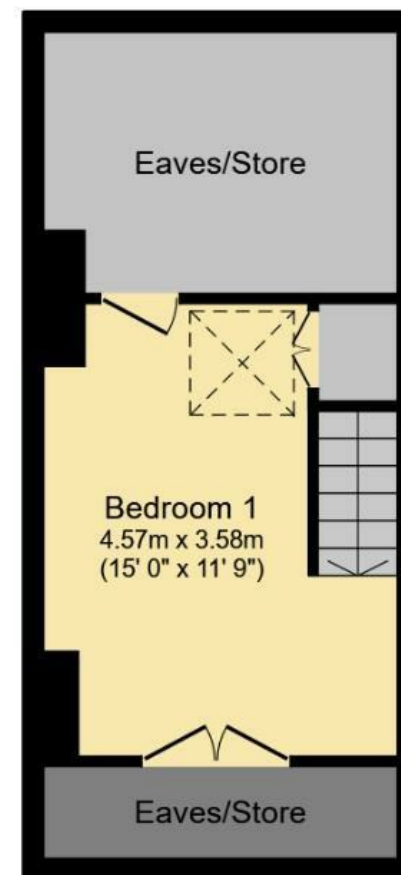
**Cellar**  
Floor area 17.8 sq.m. (192 sq.ft.)



**Ground Floor**  
Floor area 29.8 sq.m. (320 sq.ft.)



**First Floor**  
Floor area 29.8 sq.m. (320 sq.ft.)



**Second Floor**  
Floor area 26.4 sq.m. (285 sq.ft.)

**Total floor area: 103.8 sq.m. (1,118 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**

This 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**

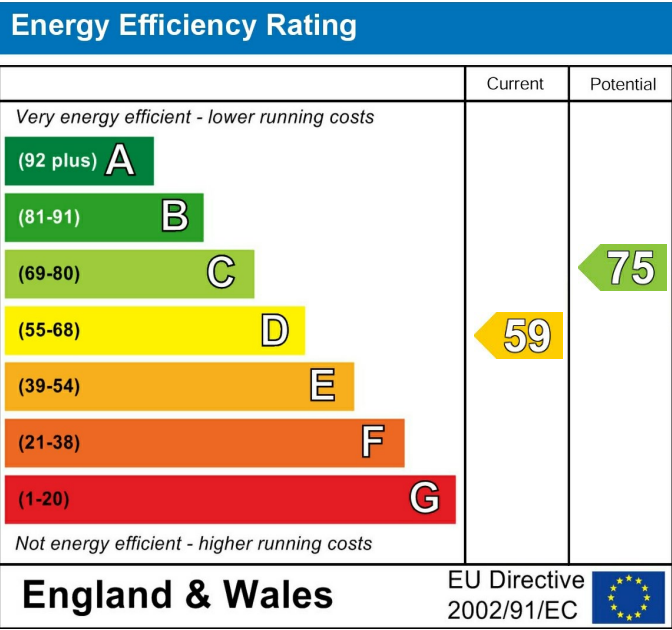
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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**

**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.



















