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22 Eyam Road, Crookes, Sheffield, S10 1UU



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Guide Price £250,000

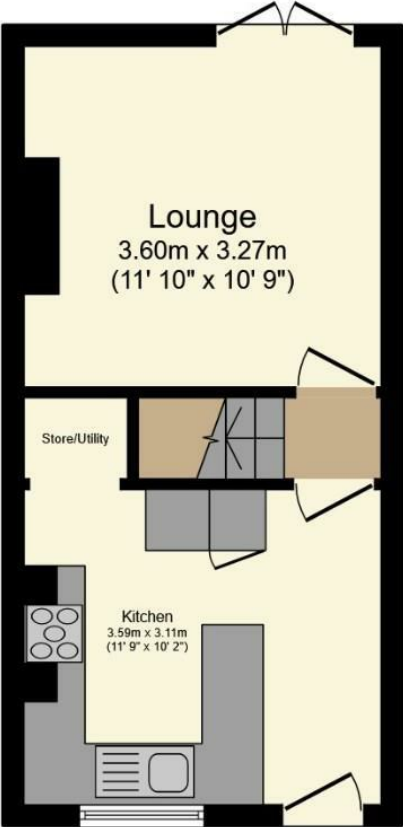
Situated on Eyam Road a quiet cul-de-sac in the charming area of Crookes, this mid-terrace stone fronted home which presents an excellent opportunity for those seeking a well-presented home. The property boasts two spacious double bedrooms and a family bathroom, making it ideal for couples, small families, or even as a rental investment.

Upon entering, you are welcomed into the open plan, kitchen diner. Complete with a breakfast bar and integrated appliances, the room invites casual dining and social gatherings. A bright and airy reception room that sets the tone for the rest of the home. This layout not only enhances the sense of space but also allows for easy interaction while cooking or entertaining. To the rear, the lounge offers french doors on the garden. The rear garden is a delightful addition, featuring both a patio and a lawn area, perfect for enjoying the outdoors, hosting barbecues, or simply relaxing in the sun.

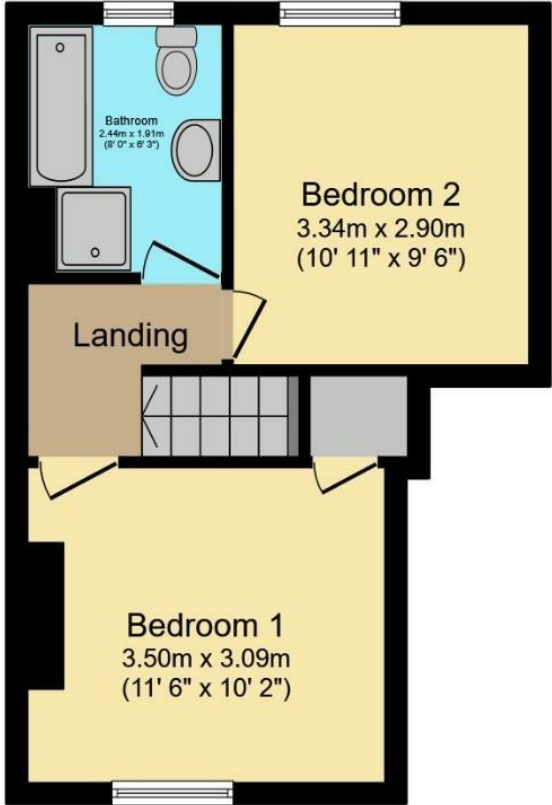
Located in a vibrant neighbourhood, this property benefits from great local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to the city centre or exploring the beautiful surrounding countryside.

In summary, this mid-terrace house on Eyam Road is a wonderful blend of comfort and convenience, offering a lovely living space in a sought-after location. Whether you are looking to buy or rent, this property is certainly worth considering.

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



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



First Floor
Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 56.9 sq.m. (613 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

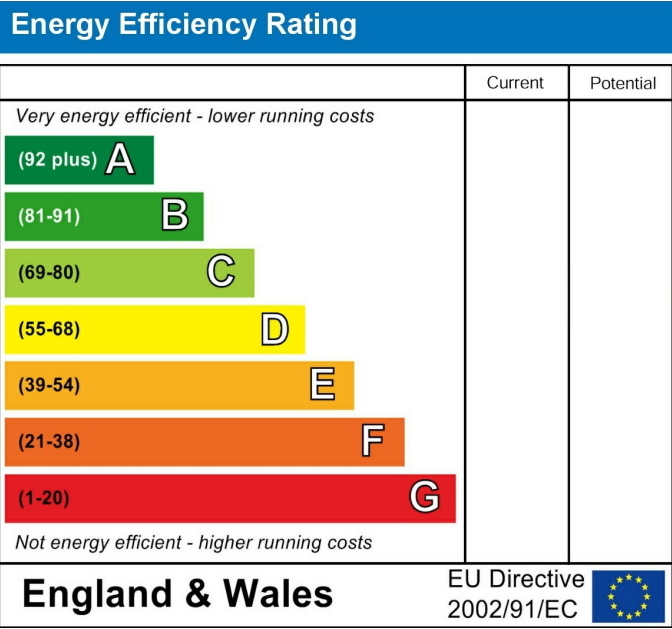
MORTGAGE FACILITIES

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 SECURED ON IT.

ANTI-MONEY LAUNDERING

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.









