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42 Crimicar Drive, Sheffield, S10 4EG

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## Asking Price £380,000

| FOUR BEDROOM SEMI-DETACHED | SPACIOUS GARDEN | Situated within the highly sought-after area of Fulwood in Sheffield, this semi-detached family home on Crimicar Drive offers an excellent opportunity for those looking to create their dream residence. While the home is in need of modernisation, it presents a blank canvas for prospective buyers to infuse their personal style and preferences. The potential to transform this property into a contemporary haven is significant, making it an exciting prospect for a range of buyers.

Spanning an impressive 1,619 square feet, the property boasts four spacious bedrooms, lounge, dining room and kitchen, providing ample space for family living and entertaining. The kitchen has a good range of fitted units, and patio doors onto the rear garden. The garden is the perfect area for outdoor dining and entertaining, with a spacious lawn no through access. To the front of the property is a driveway, offering off road parking, and allowing access to the garage.

A staircase rises to the first floor, allowing access to all four bedrooms and shower room. A front facing double room is a bright and airy space, providing by the bay window. Two further bedrooms to the rear with views over the garden, and the principal bedroom extended above the garage. The attic space has been boarded to provide useful storage space.

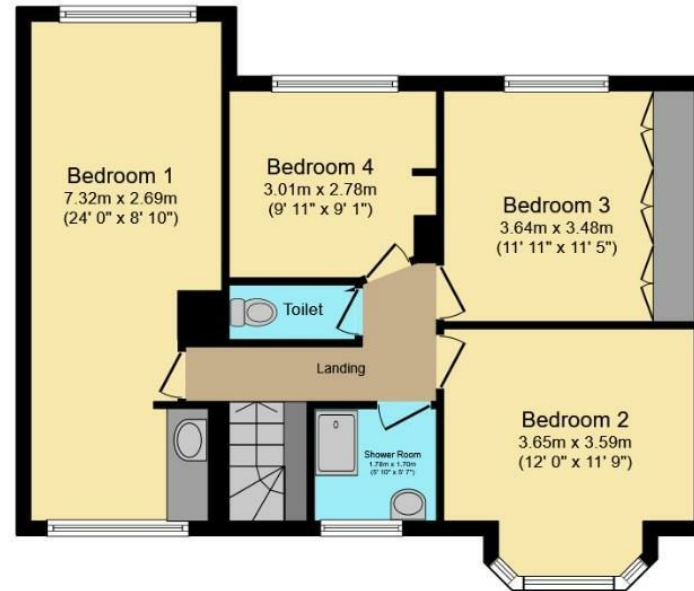
The location is particularly appealing, as Fulwood is known for its friendly community atmosphere and proximity to local amenities, schools, and parks. This makes it an ideal setting for families seeking a vibrant neighbourhood to call home.

Additionally, the property benefits from no onward chain, allowing for a smoother and more efficient purchasing process. This semi-detached house is not just a place to live; it is a chance to invest in a home with great potential in a desirable area.

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



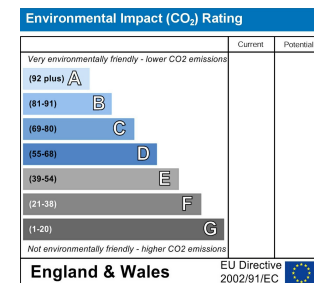
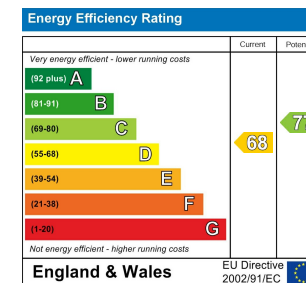
Ground Floor



First Floor

Total floor area: 150.4 sq.m. (1,619 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 Leasehold with a term of 150 years from 06/10/2002 and a ground rent charge of £18.00 per annum.

### RATING ASSESSMENT

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

### VACANT POSSESSION

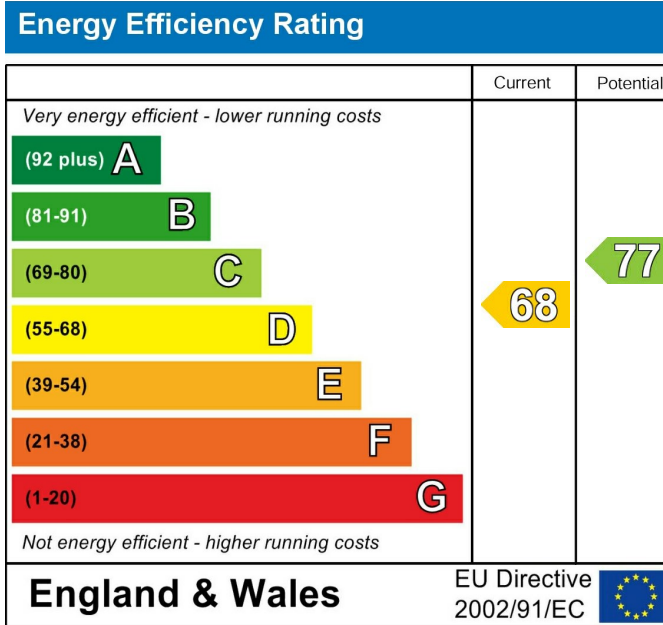
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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, 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.









