



**HUNTERS®**

HERE TO GET *you* THERE

99 Western Road, Crookes, Sheffield, S10 1LB



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Asking Price £230,000

Nestled on the charming Western Road in the desirable area of Crookes, this delightful terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. Off the main bedroom there is a further occasional room, offering the perfect space for a study or a walk in dressing room.

Upon entering, you are welcomed by a quaint porch that leads into a comfortable reception room, perfect for entertaining guests or enjoying quiet evenings at home. To the left, the kitchen offers ample worktop space, with storage cupboards and space for appliances. The layout is both practical and inviting, making it easy to envision your personal touch throughout the space.

One of the standout features of this home is the private rear garden, a tranquil oasis ideal for outdoor gatherings, gardening, or simply unwinding in the fresh air. Additionally, the property includes a cellar, offering valuable storage space or the potential for further development, depending on your needs.

With no onward chain, this property is ready for you to move in without delay, making it an attractive option for those looking to settle in this vibrant community. Crookes is known for its friendly atmosphere, local amenities, and excellent transport links, ensuring that you are well-connected to the wider city and beyond.

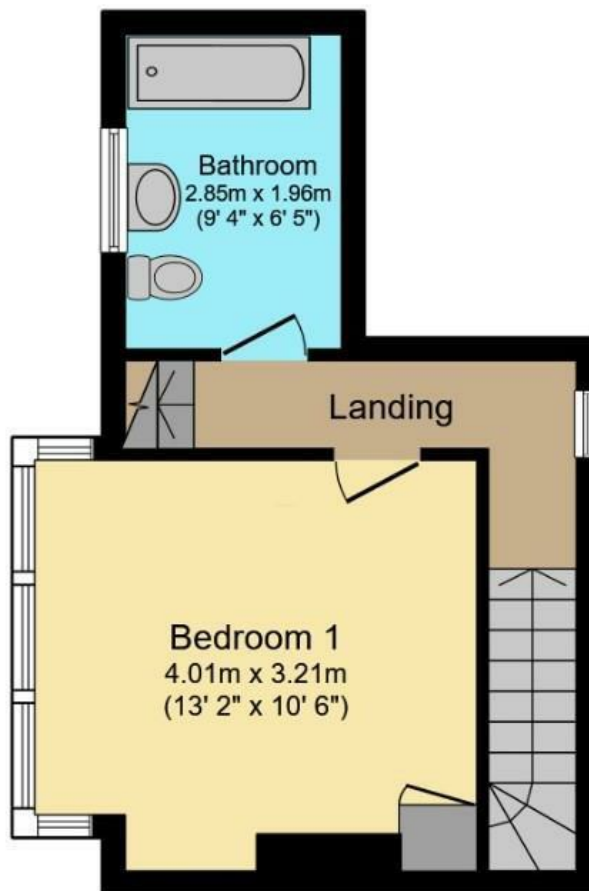
In summary, this terraced house on Western Road is a wonderful opportunity to acquire a charming home in a sought-after location, complete with two double bedrooms, a private garden, and the convenience of no onward chain. Do not miss the chance to make this property your own.

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



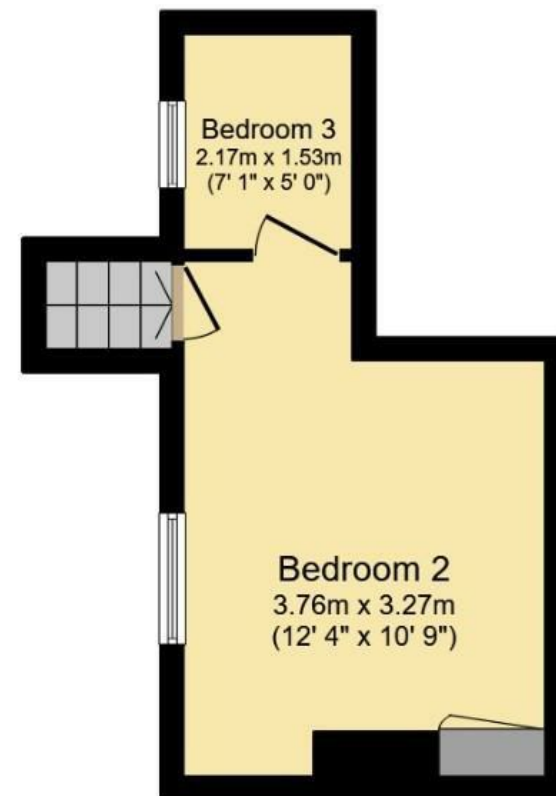
### Ground Floor

Floor area 28.5 sq.m. (307 sq.ft.)



### First Floor

Floor area 27.3 sq.m. (294 sq.ft.)



### Second Floor

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

**Total floor area: 73.6 sq.m. (792 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 a long leasehold of 800 years from 25/01/1901 and a ground rent of £\*\*\*\* per annum.

**RATING ASSESSMENT**

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

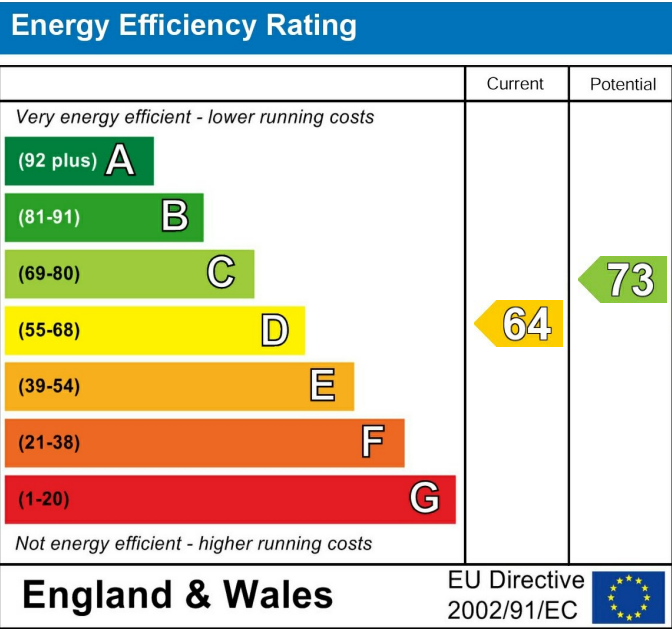
**VACANT POSSESSION**

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.



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.



















