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202 Lydgate Lane, Crookes, Sheffield, S10 5FS

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Asking Price £245,000

| NO CHAIN | FREEHOLD | A great first time buyer home in the sought after area of Crookes and very well placed to provide access to local amenities, transport links and the City Centre. This home is a wonderful opportunity not to be missed.

This charming four-bedroom stone-fronted mid-terrace house on Lydgate Lane offers a delightful blend of character and modern living. Upon entering, you are welcomed into a spacious front living room, perfect for relaxation and entertaining. The inner lobby leads you to a fantastic dining kitchen, where exposed brickwork adds a touch of rustic charm. This well-appointed kitchen features matching wall and base units, providing ample storage and workspace, and conveniently offers access to the basement.

The first floor boasts a landing that connects two generously sized bedrooms, along with two bathrooms, one of which is a contemporary shower room, ensuring convenience for family living. Ascending to the second floor, you will find an additional landing leading to two further bedrooms, ideal for guests or as versatile spaces for a home office or study.

Externally, the property features a level garden, predominantly laid to lawn, providing a lovely outdoor space for relaxation, gardening, or children's play. This home is perfect for families or professionals seeking a vibrant community atmosphere while being close to local amenities and transport links.

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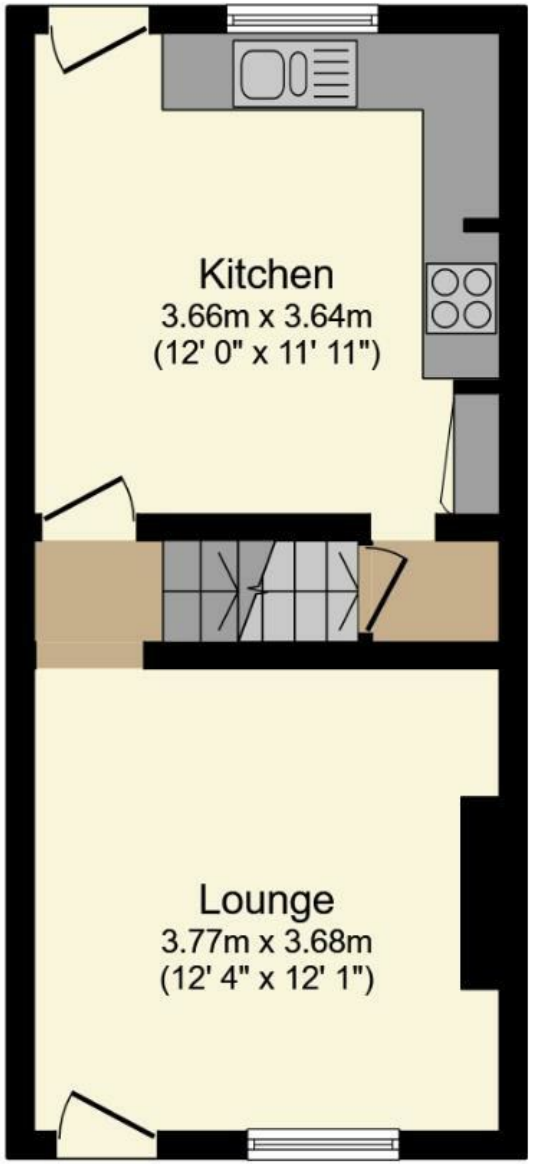
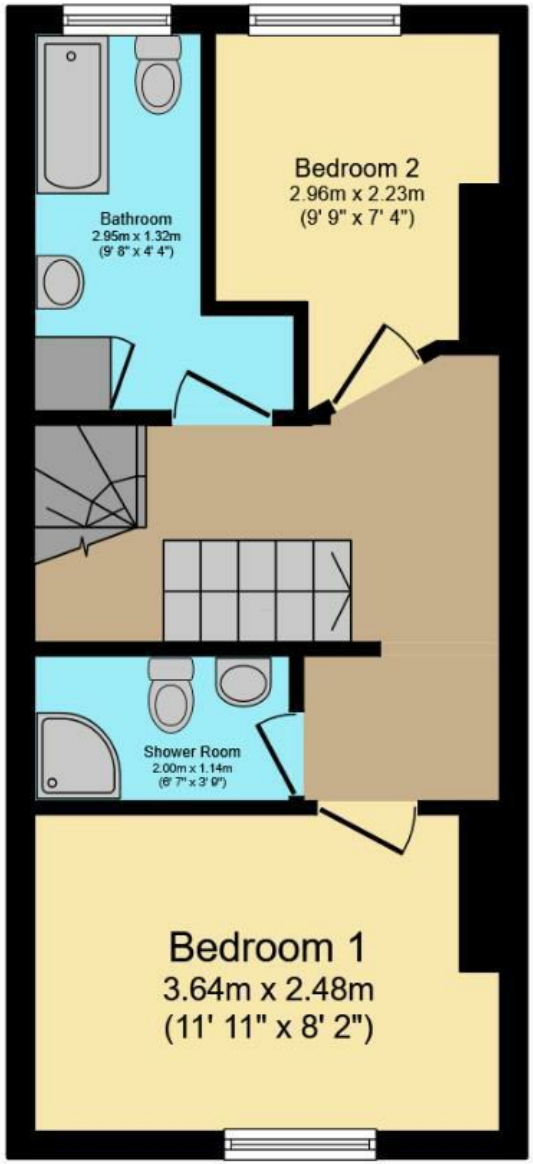
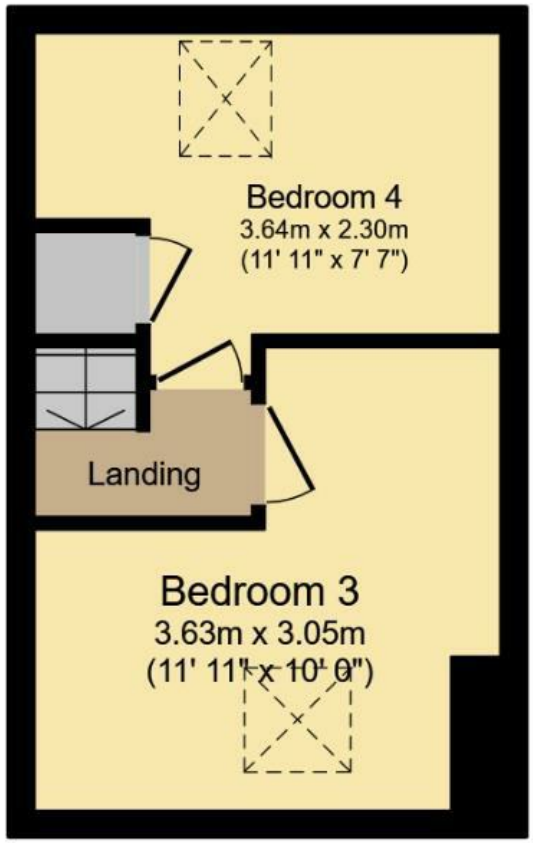


Ground Floor



First Floor



Second Floor

Total floor area: 84.6 sq.m. (910 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

We understand 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

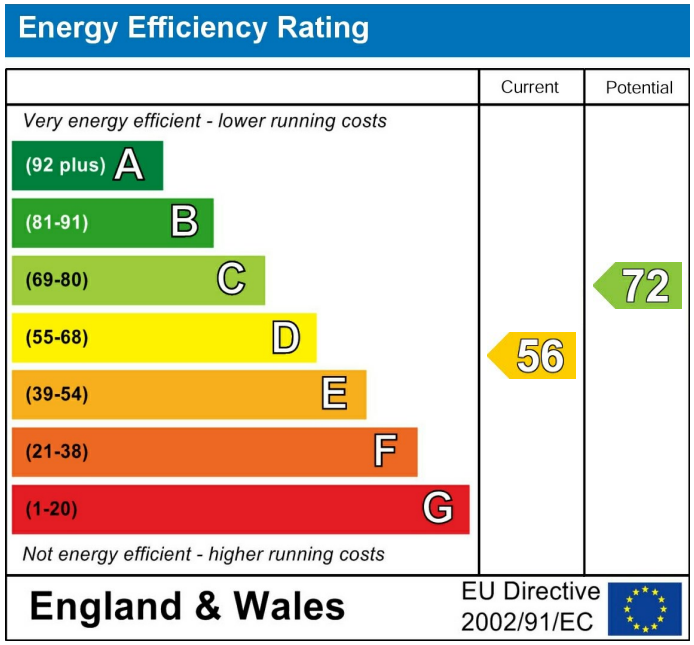
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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, 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.

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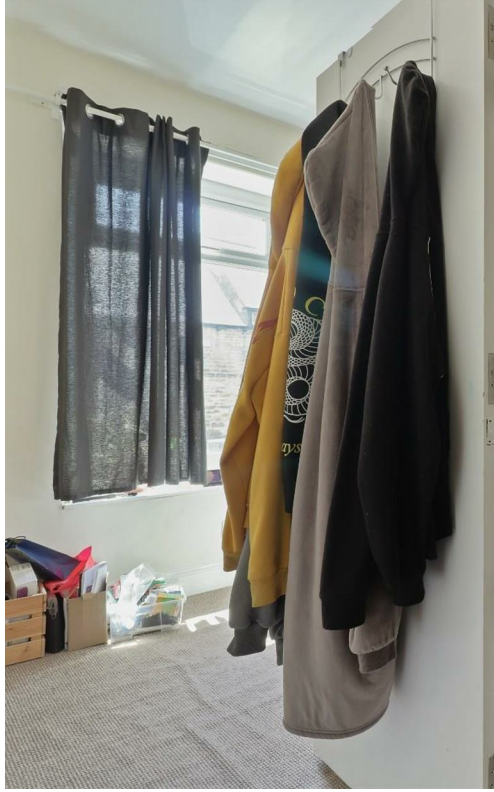
Week Planner



NATIONAL GEOGRAPHIC

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