



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

25 Evelyn Road, Crookes, Sheffield, S10 5FE

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Asking Price £260,000

| FREEHOLD | EXCELLENT TRANSPORT LINKS TO SHEFFIELD HOSPITALS | Perfectly placed on the charming Evelyn Road in Crookes, this delightful stone-fronted mid-terrace house offers great potential to become the perfect home. With a generous 1,071 square feet of space, this property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking comfort and convenience.

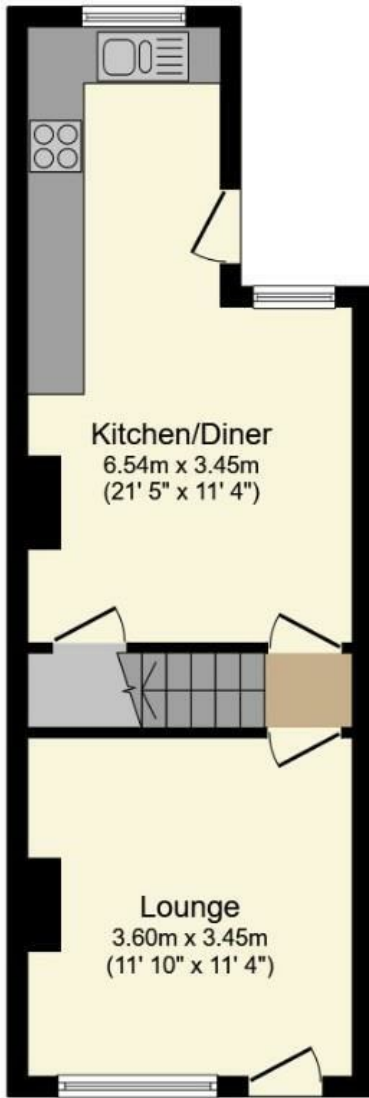
Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The front facing lounge provides a great space to unwind after the day. The dining room flows seamlessly into a modern off-shot kitchen, which is well-equipped for all your culinary needs. The kitchen comprises a range of wall and base units, allowing access to the garden. This thoughtful layout ensures that both everyday living and hosting guests are a pleasure.

The property also features a lovely rear garden, complete with a patio area and a lawn, perfect for enjoying the outdoors or hosting summer barbecues. The garden space offers a tranquil retreat from the hustle and bustle of daily life.

To the first floor offers a good size master bedroom with a fitted storage cupboard, and a further bedroom to the rear. The family bathroom is conveniently located, and is equipped with a bath with shower over, sink basin and W/C. A further staircase rises to a generous double room, ideal for older children or guests, ensuring everyone has their own space.

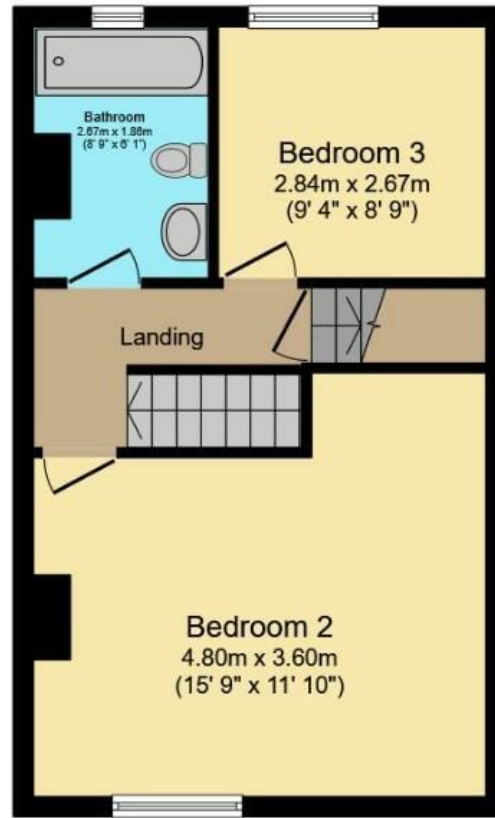
Location is key, and this home does not disappoint. It is conveniently situated close to local amenities, ensuring that shops, cafes, and services are just a short stroll away. Additionally, excellent transport links provide easy access to Sheffield's universities and hospitals, making it an ideal choice for students and healthcare professionals alike.

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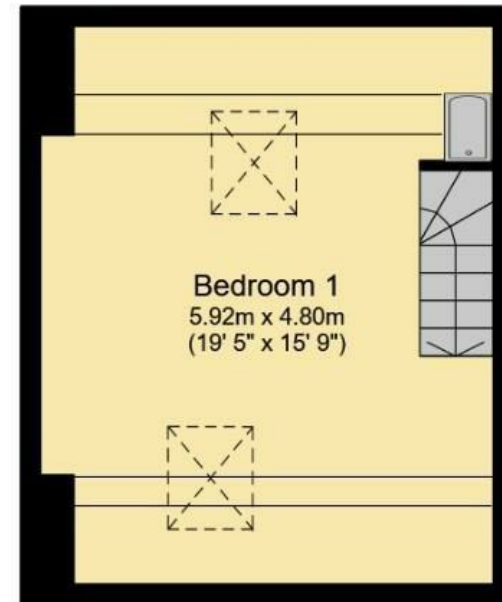
### Ground Floor

Floor area 34.3 sq.m. (369 sq.ft.)



### First Floor

Floor area 37.2 sq.m. (422 sq.ft.)



### Second Floor

Floor area 28.4 sq.m. (306 sq.ft.)

**Total floor area: 99.5 sq.m. (1,071 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 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

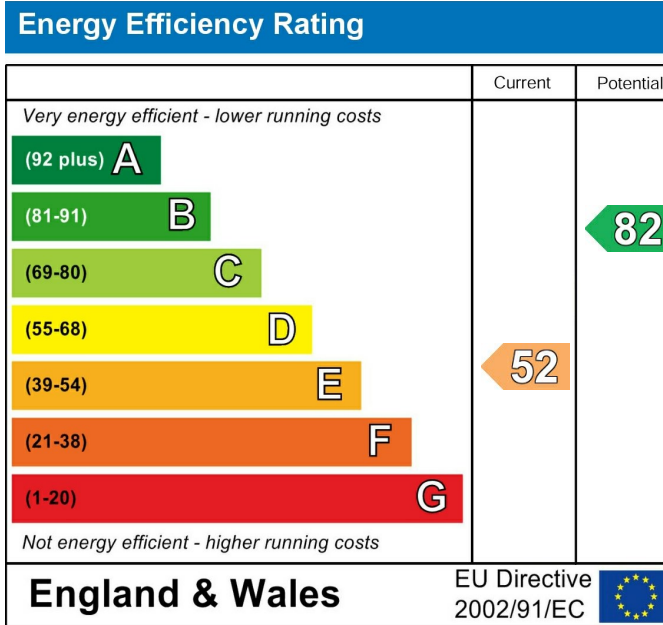
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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 CHECKS

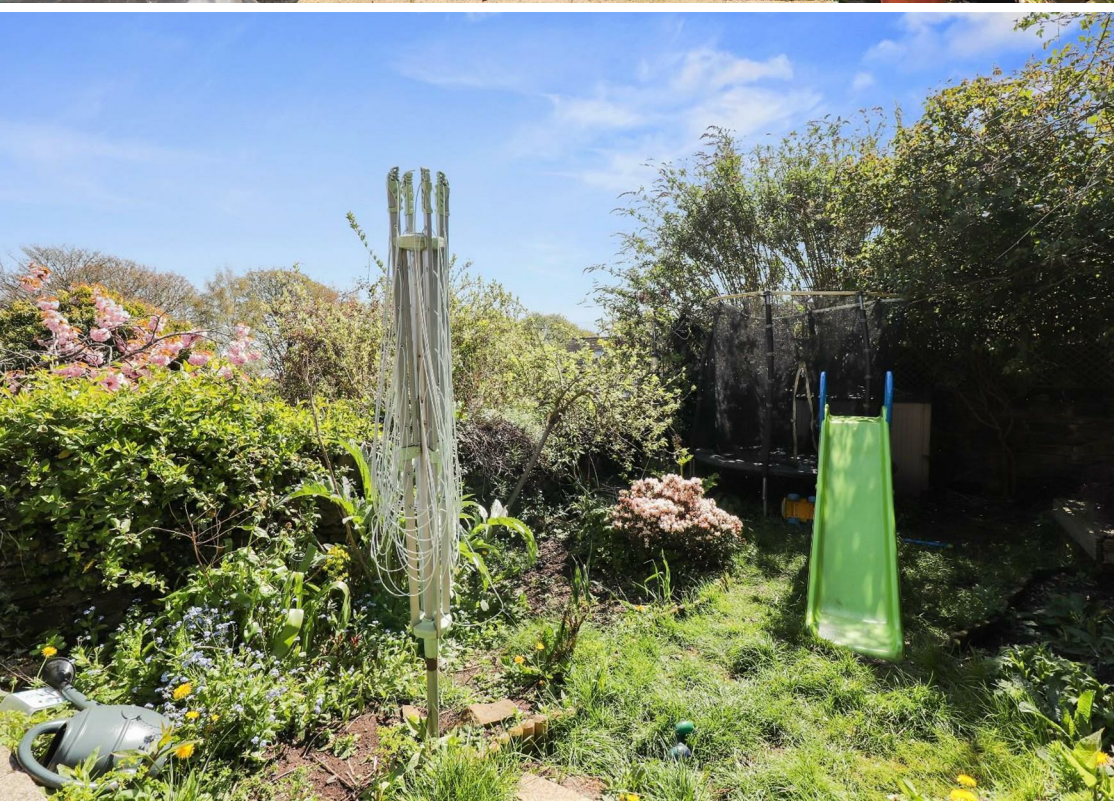
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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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SP60 TBZ