



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

47 Fitzgerald Road, Crookes, Sheffield, S10 1GX

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Asking Price £240,000

Nestled in the sought-after area of Crookes, this charming three-bedroom mid-terrace house on Fitzgerald Road offers a delightful blend of comfort and convenience. The property boasts a well-appointed bathroom featuring a shower over the bath, perfect for unwinding after a long day.

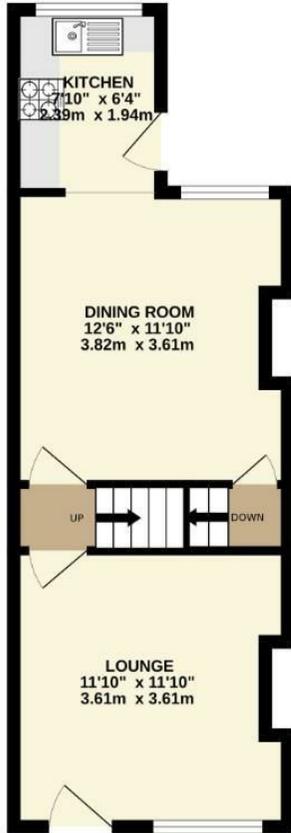
The house is enhanced by UPVC double glazing, ensuring warmth and energy efficiency throughout the seasons. The rear garden provides a lovely outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with family and friends.

Crookes is a popular location, known for its vibrant community and excellent local amenities, including shops, cafes, and schools. This property presents an excellent opportunity for families or professionals seeking a welcoming home in a desirable neighbourhood.

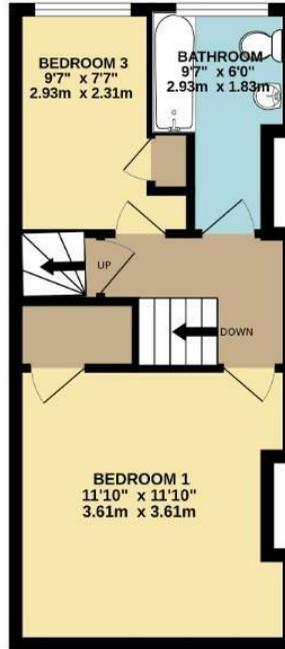
With its appealing features and prime location, this mid-terrace house is sure to attract interest. Do not miss the chance to make it your own.

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

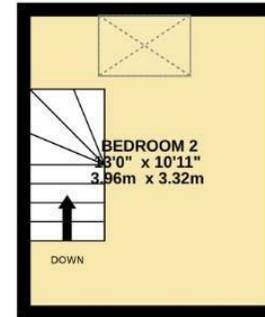
GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR  
142 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1904 and a ground rent of £\*\*\*\* per annum.

### RATING ASSESSMENT

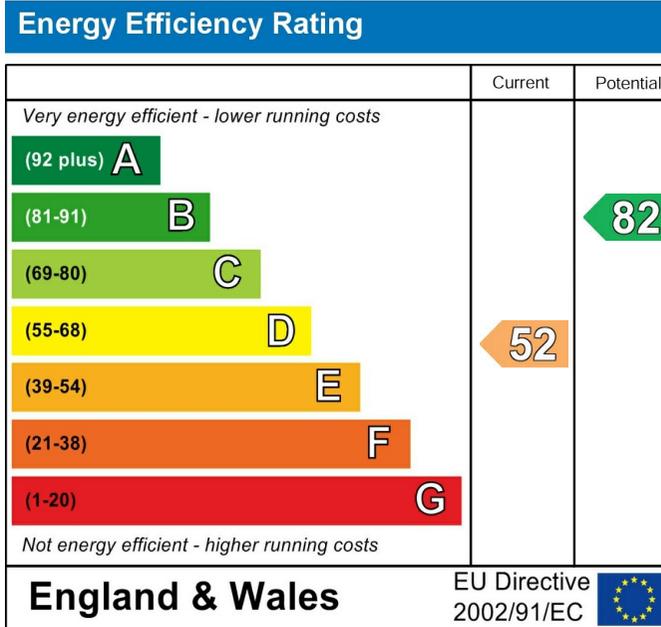
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### 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.





