



9 Longfield Road, Sheffield

- STONE FRONTED TERRACE
- MULTIPURPOSE BASEMENT CONVERSION
- REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- TWO BEDROOMS
- MODERN BATHROOM
- CLOSE TO BOLE HILLS
- EPC RATING D

Asking Price £180,000

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DESCRIPTION

Hunters Crookes are delighted to present this 2 bedroom stone fronted mid terrace property having a multipurpose converted basement, currently being used as an occasional lounge/dining room. Located in the heart of Crookes just minutes away from the Bole Hills offering spectacular views over Sheffield, we are sure this will be a favourite with first time buyers and professionals. Entry via the back door into the kitchen diner with a range of wall and base units having an integrated electric oven and gas hob. Through to the lounge with dark oak laminate flooring and two handy floor to ceiling storage units. Upstairs are two bedrooms and the family bathroom with a white three piece suite comprising bath, shower over bath, W/C and modern sink basin with storage unit. Loft access which is currently boarded with a small velux window and ceiling spotlights. The garden has a stone patio area with steps rising to the raised lawn, ideal for garden furniture and summer BBQ'S. Excellent local amenities close by including the sought-after high street of Crookes with local shops, restaurants, pubs and supermarkets. Regular public transport. Easy access to Sheffield city centre, central hospitals and universities etc.

GENERAL REMARKS

TENURE

The property is Leasehold with an unexpired term of 800 years from 1898 and ground rent of £1.40 per annum. There is no review period and no service charge applicable.

RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax 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

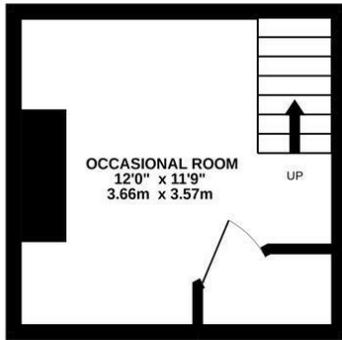
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT

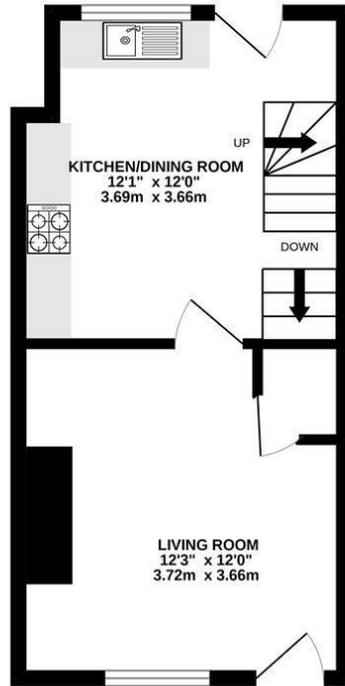




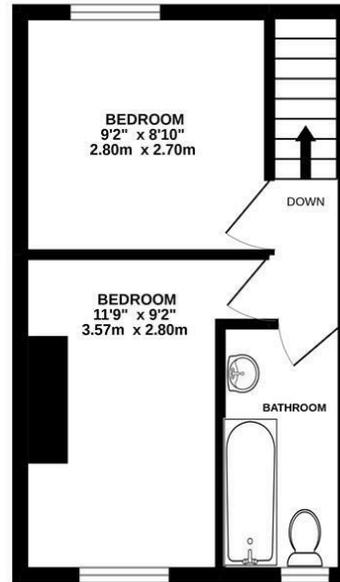
BASEMENT
133 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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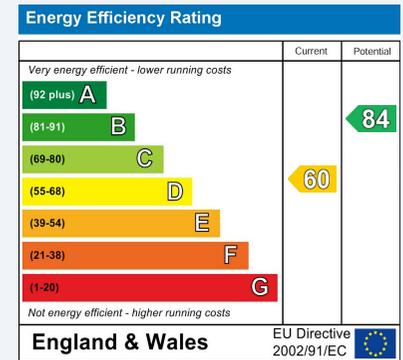
Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

208 Crookes, Sheffield, S10 1TG
Tel: 0114 266 6626 Email:
sheffieldcrookes@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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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