



## Cobden View Road, Crookes, Sheffield, S10

- FOUR BEDROOMS
- BASEMENT CONVERSION
- MODERN DINING KITCHEN
- LOW MAINTENANCE REAR GARDEN
- SEMI DETACHED
- GAS CENTRAL HEATING
- EXCELLENT LOCATION
- EPC RATING E

**Asking Price £255,000**

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

# Cobden View Road, Sheffield

## DESCRIPTION

Hunters Crookes are pleased to offer to the market this well presented four bedroom semi detached home, which offers accommodation over four floors. Situated in the much sought after area of Crookes, having access to a range of local amenities including shops, eateries, pubs and public transport links to the City Centre, central hospitals and Universities. The accommodation, which benefits from gas central heating and double glazing, comprises; side entrance lobby with stairs rising to the first floor, lounge to the front having a feature fire place to the chimney breast housing the living flame gas fire with decorative back and tiled hearth. To the rear is the open plan dining kitchen having a range of modern wall and base units with granite effect roll edge work surfaces incorporating the electric oven and companion gas hob. Stainless steel sink unit with mixer tap and side drainer. Space and plumbing for washing machine. Space for free standing fridge freezer. Rear entrance door. A door leads down to the converted basement providing a good sized double bedroom. To the first floor is a good sized double bedroom to the front with fitted wardrobes and useful storage cupboard. Rear facing bedroom which is currently being used as an office and bathroom comprising low flush WC, pedestal wash basin and bath with shower over. Further double bedroom to the second floor with fitted wardrobes and storage in the eaves. Dormer window to the front and Velux style roof light to the rear. Outside, there is a fore garden whilst to the rear is a low maintenance garden with patio and decked seating area.

## GENERAL REMARKS

### TENURE

We understand this property is Freehold.

### RATING ASSESSMENT

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

### VACANT POSSESSION

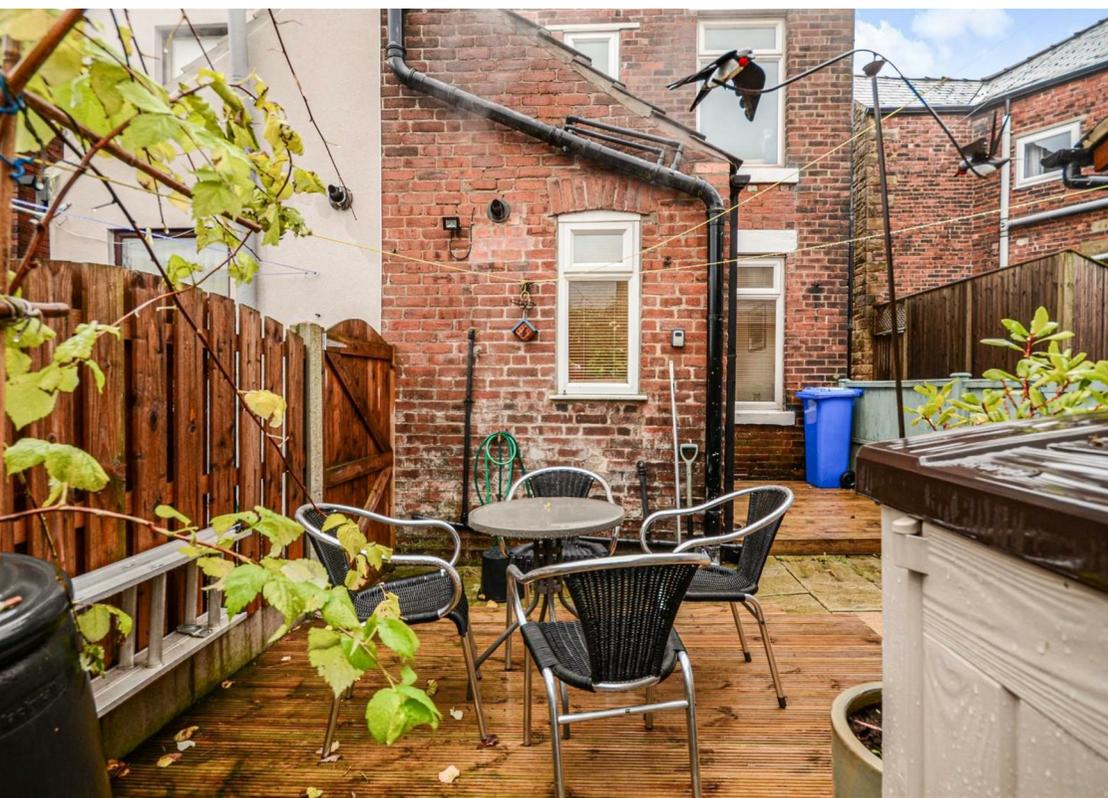
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

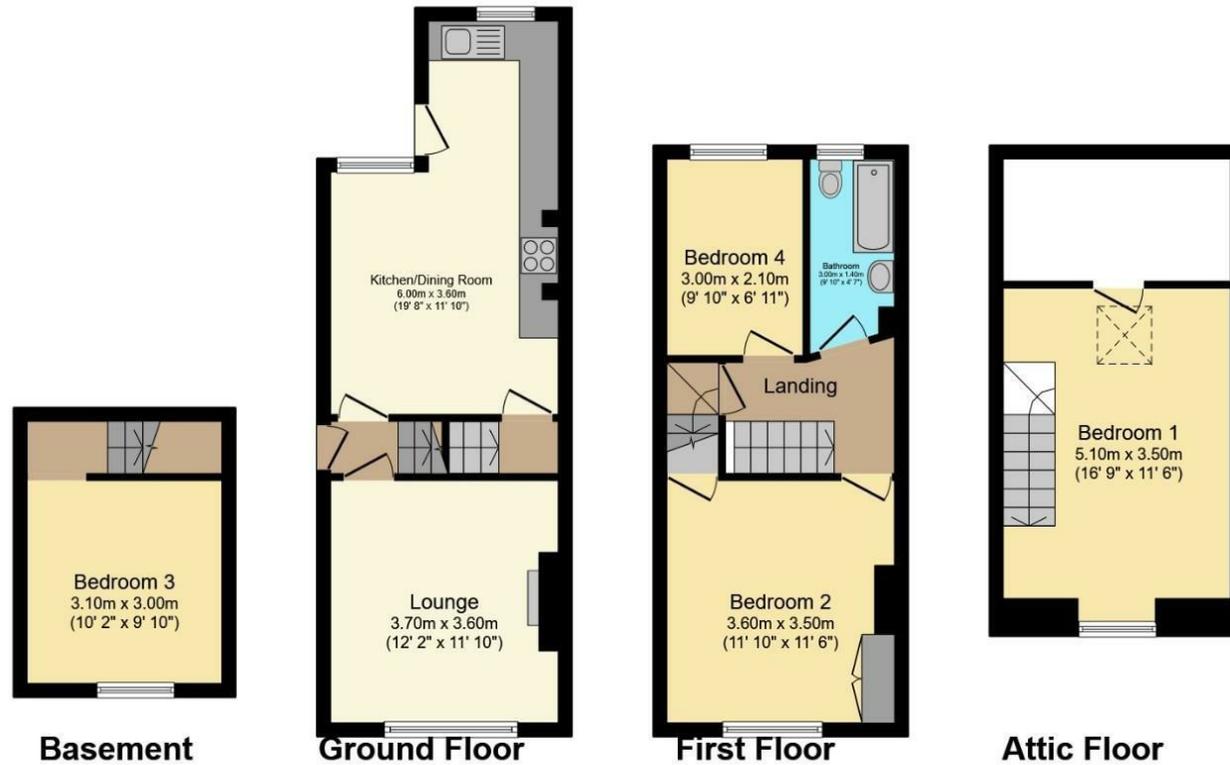
### MORTGAGE FACILITIES

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.**







Total floor area 94.2 sq.m. (1,014 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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