



HUNTERS[®]
HERE TO GET *you* THERE

1 Sandhurst Place, Crookes, Sheffield, S10 1HU

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Asking Price £250,000

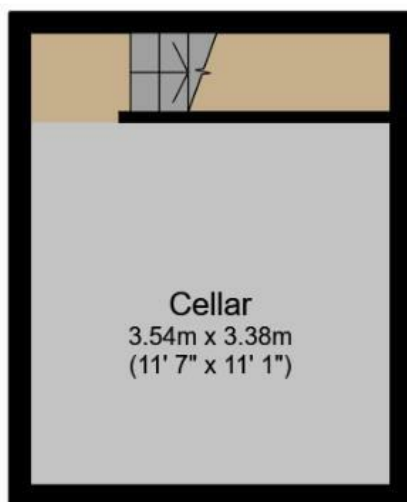
Hunters Crookes present this delightful end of terrace house at Sandhurst Place. This three bedroom home presents an excellent opportunity for both families and first-time buyers. The property boasts a well-proportioned layout, providing ample space for comfortable living.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The three bedrooms offer versatility, making them ideal for use as sleeping quarters, a home office, or even a guest room. The bathroom, including the bath with shower over, wash basin and W/C, is conveniently located, ensuring ease of access for all residents and visitors alike.

One of the standout features of this property is that there is no onward chain, allowing for a smoother and more straightforward purchasing process. This is particularly advantageous for those looking to move in quickly and settle into their new home without unnecessary delays.

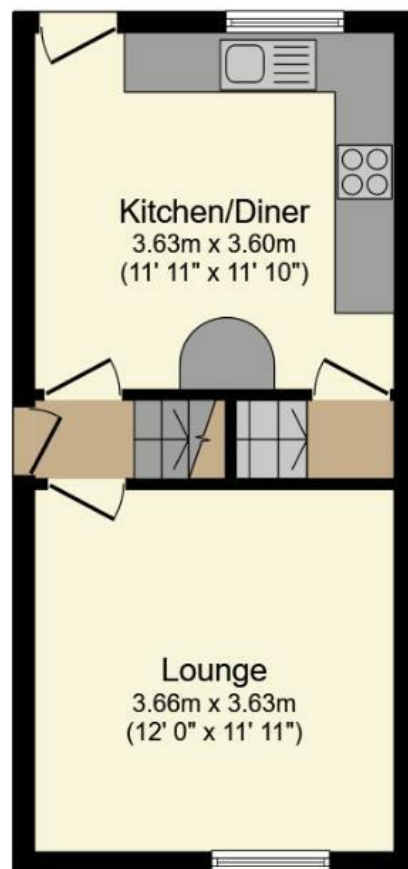
In summary, this three-bedroom house in Sandhurst Place offers a fantastic opportunity to acquire a lovely home in a desirable location. With its spacious layout and the benefit of no onward chain, it is certainly worth considering for those looking to make a move in the Sheffield property market.

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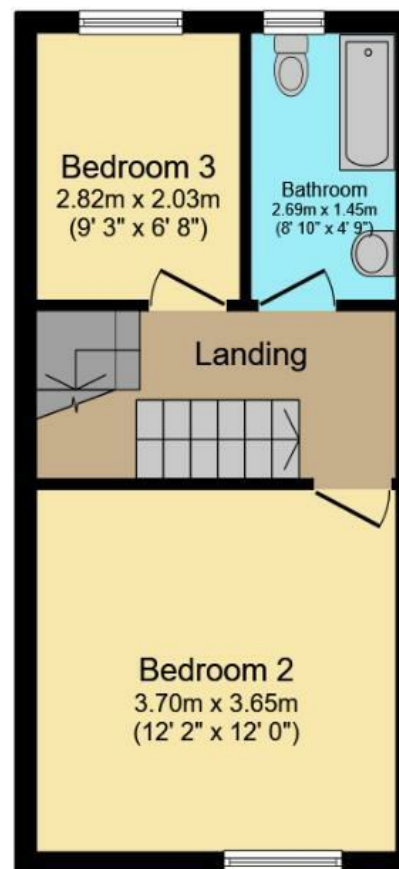
Cellar

Floor area 16.6 sq.m. (178 sq.ft.)



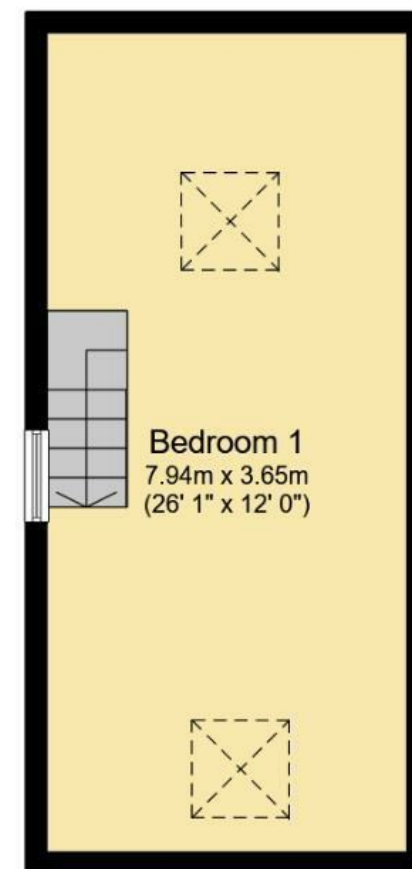
Ground Floor

Floor area 30.0 sq.m. (323 sq.ft.)



First Floor

Floor area 30.0 sq.m. (323 sq.ft.)



Second Floor

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 106.5 sq.m. (1,146 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 the property is a 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

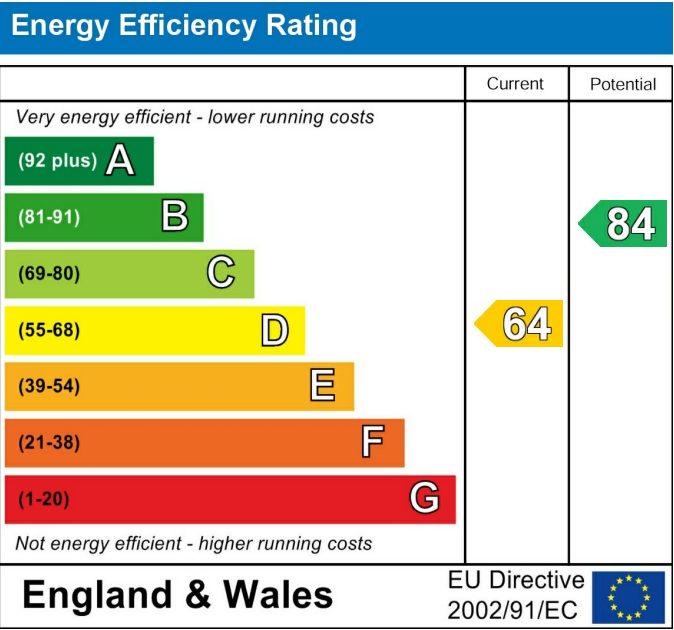
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute 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.



