



Duncan Road, Sheffield

- STONE FRONTED MID TERRACED
- MODERN DINING KITCHEN
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- EXCELLENT LOCATION
- EPC RATING D

Asking Price £235,000

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Duncan Road, Sheffield

DESCRIPTION

Hunters are delighted to offer to the market with no onward chain, this well presented and stone fronted three bedroom terraced home. The property is situated in the ever popular residential area of Crookes, having access to excellent local amenities, shops, bars, eateries and regular transport links to the City Centre, central hospitals and Universities. The accommodation, which benefits from gas central heating and double glazing, briefly comprises; front facing lounge with feature fireplace to the chimney breast, housing the electric fire with granite effect back and hearth. Dining kitchen to the rear with a modern range of wall and base units incorporating the stainless steel sink unit with mixer tap. Integrated electric oven with companion gas hob. Space and plumbing for washing machine and space for both fridge and freezer. To the first floor are two double bedrooms and single bedroom. Partially tiled family bathroom to the rear comprising low flush WC, pedestal wash basin with mixer tap, heated towel rail and bath with electric shower over. Outside there is a pleasant walled fore court decorated with slate chippings. Passageway leads to the low maintenance rear garden with lawn and patio areas.

This property would make the ideal purchase for first time buyers and investors alike, and viewing is highly recommended to appreciate the quality of the accommodation on offer.

GENERAL REMARKS

TENURE

We understand this 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 unless otherwise agreed.

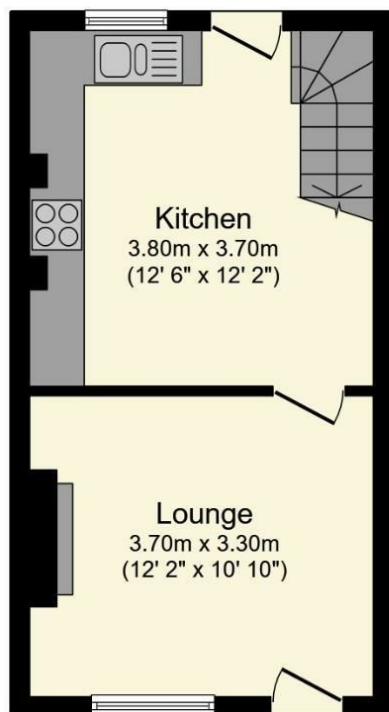
MORTGAGE FACILITIES

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

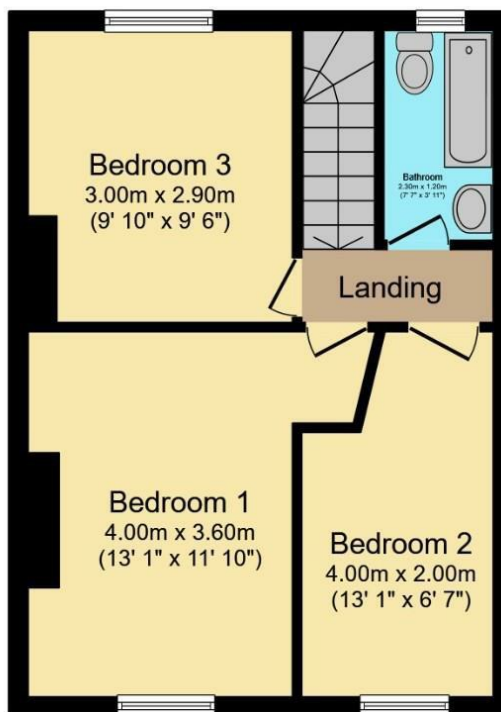
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.







Ground Floor



First Floor

Total floor area 64.7 sq.m. (697 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

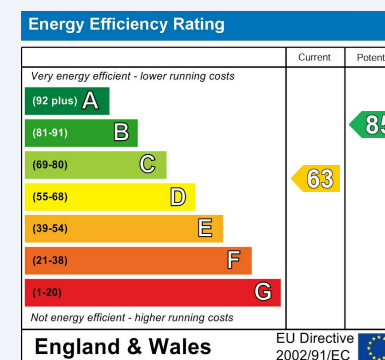
Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

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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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