



**HUNTERS®**  
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116 St. Anthony Road, Sheffield, S10 1SG

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Asking Price £370,000

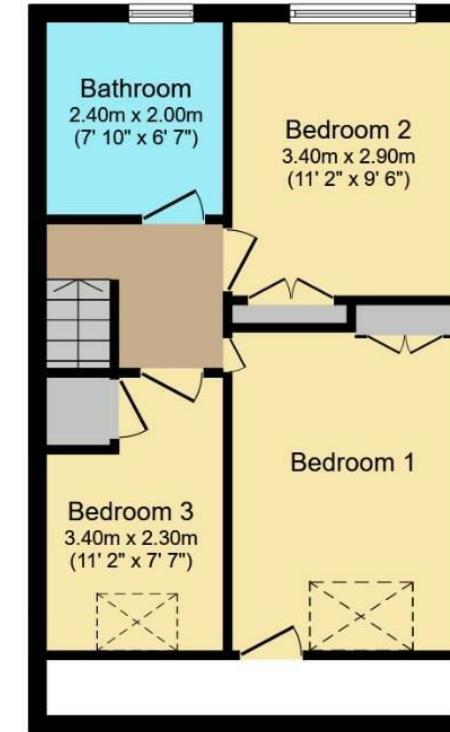
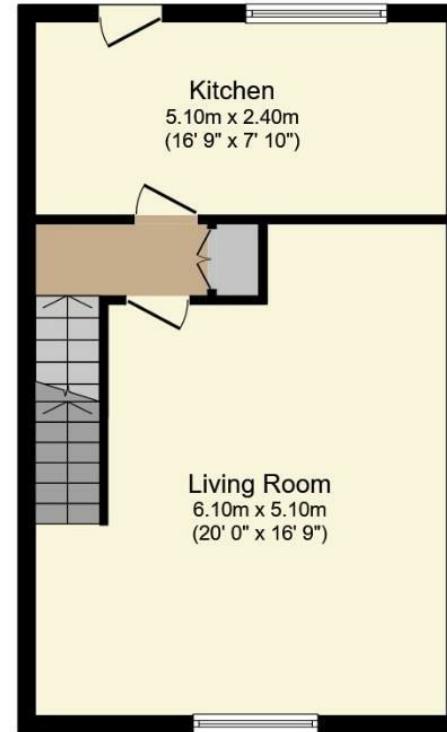
Nestled in the charming St. Anthony Road of Crookes, this semi-detached house offers a perfect blend of comfort and style. Boasting three bedrooms, a spacious living room with amazing views, and an additional WC and office space on the ground floor, this property is ideal for those seeking a modern yet cosy home.

On the first floor is the living room having open plan stairs to the second floor and door opens to the modern kitchen complete with built-in appliances, a chef's delight, offering both functionality and style. On the second floor there are two double bedrooms and further single bedroom. The bathroom is equally impressive, featuring a luxurious bath and a convenient walk-in shower for your relaxation.

The private garden, spread across two levels, provides a lovely seating area where you can unwind and enjoy the tranquillity of the surroundings. The location is a dream for nature lovers, with easy access to the Bole Hill Recreational Ground and countryside walks right at your doorstep.

With its prime location, ample living space, and beautiful garden, this property on St. Anthony Road is a rare find that combines the best of both indoor and outdoor living. Don't miss the opportunity to make this house your home and enjoy the best that Sheffield has to offer.

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Total floor area 108.1 m<sup>2</sup> (1,163 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## GENERAL REMARKS

### TENURE

We understand this property is Leasehold with an unexpired term of 200 years from 1981 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 C.

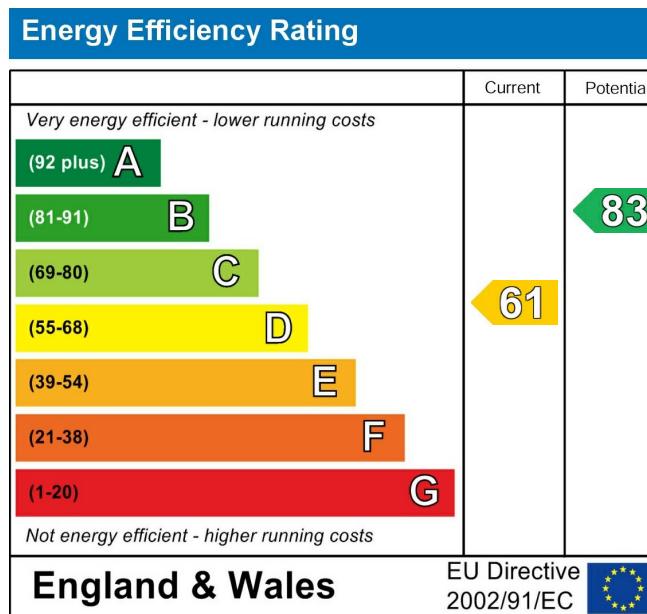
### VACANT POSSESSION

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.



