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92 Mona Road, Crookes, Sheffield, S10 1NH

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Asking Price £280,000

A fabulous opportunity to acquire this substantial mid terrace house with over 1250 sq ft of accommodation plus a cellar. The property does require a scheme of modernisation and refurbishment, making it the ideal purchase for those looking to put their own stamp on a property. Briefly comprises; a bay windowed living room to the front having a feature fire place and fitted gas fire. A central lobby has stairs to the first floor with a dining room being to the rear with stairs down to the cellar in the basement. The dining room also has gas fire. The kitchen is situated within a double rear off shot.

To the first floor is an open landing with a double bedroom to the front having a range of fitted wardrobes with a further double bedroom to the rear. The bathroom is situated over the kitchen and has an airing cupboard housing the hot water cylinder.

To the second floor is a further double bedroom having a rear Velux style window providing views across the city.

Externally the property has a fore-garden, whilst to the rear is a level garden with a patio seating area and an area laid to lawn.

GENERAL REMARKS

TENURE

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 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.**

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Cellar

Floor area 18.2 sq.m. (196 sq.ft.) approx

Ground Floor

Floor area 39.3 sq.m. (423 sq.ft.) approx

First Floor

Floor area 48.6 sq.m. (523 sq.ft.) approx

Second Floor

Floor area 23.9 sq.m. (257 sq.ft.) approx

Total floor area 130.0 sq.m. (1,399 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). Powered by www.focalagent.com











