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10 Backmoor Crescent, Sheffield, S8 8LA



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£300,000

Located on the charming Backmoor Crescent, Sheffield, this delightful mid-terrace cottage offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat.

Upon entering, you are welcomed by an entrance lobby with stairs to the first floor. The modern fitted kitchen is both stylish and functional, equipped with contemporary appliances that cater to all your culinary needs. As you flow through the property you enter the dual aspect living room having a warm and inviting atmosphere. The adjoining conservatory provides a lovely space to relax while overlooking the well-maintained garden, making it an excellent spot for enjoying your morning coffee or entertaining guests.

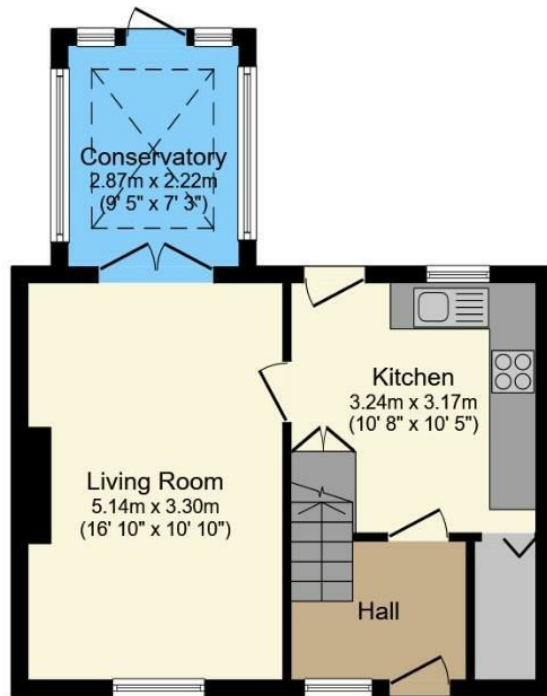
To the first floor is the landing with access to the loft space, two double bedrooms with the master mirroring the dual aspect of the living room. The white bathroom suite adds a touch of elegance, ensuring a refreshing space for your daily routines.

The level garden is a true highlight, featuring raised beds for those with a green thumb, while the majority is laid to lawn, providing ample space for outdoor activities or simply unwinding in the fresh air.

For those with vehicles, the property boasts off-road parking for two cars to the front, along with a separate garage accessed via the rear, ensuring convenience and security. Additionally, the inclusion of solar panels on the main house not only enhances energy efficiency but also contributes to lower utility bills.

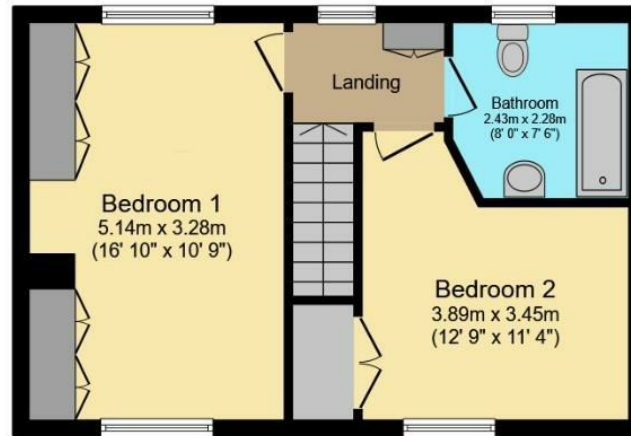
This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location, with all the amenities Sheffield has to offer just a stone's throw away. Don't miss the chance to make this charming cottage your new home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



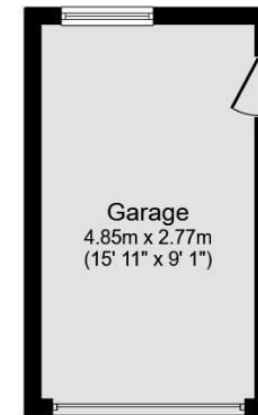
### Ground Floor

Floor area 40.6 sq.m. (437 sq.ft.)



### First Floor

Floor area 39.8 sq.m. (429 sq.ft.)

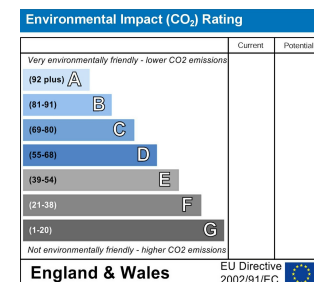
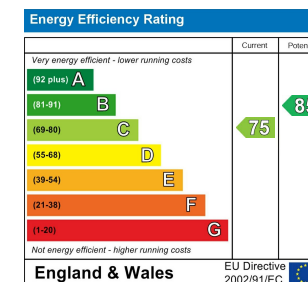


### Garage

Floor area 13.4 sq.m.  
(145 sq.ft.)

**Total floor area: 93.8 sq.m. (1,010 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](http://www.Propertybox.io)



**Material Information - Woodseats**

**GENERAL REMARKS**

**TENURE**

This property is long Leasehold with a term of 800 years from 25/03/1935 at a ground rent of £9.00 per annum.

**RATING ASSESSMENT**

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

**VACANT POSSESSION**

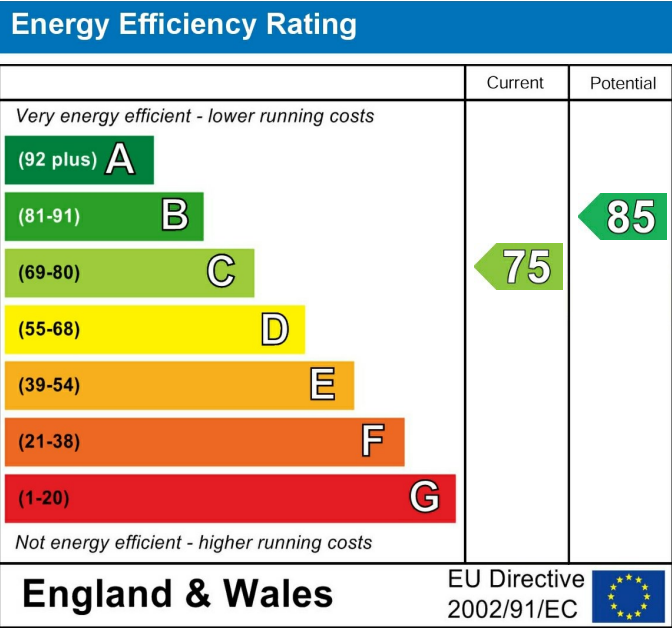
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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.**

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.

















