Mona Road, Crookes, Sheffield, S10 1NF

STONE FRONTED TERRACED | THREE BEDROOMS | MODERN KITCHEN | POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING | NO ONWARD CHAIN | REAR GARDEN | EPC RATING E

Asking Price: £185,000
Mona Road, Crookes, Sheffield, S10 1NF

Hunters Crookes are delighted to market this well presented stone fronted three bedroom terrace house, located in the sought after area of Crookes. This property is available with no onward chain and with early completion. The accommodation, which benefits from gas central heating, briefly comprises of:-

- Inner lobby, bay window lounge with feature fireplace and spacious modern dining kitchen with cellar access. On the first floor are two good sized bedrooms and four piece bathroom. On the second floor is a further good sized bedroom. Rear garden.

LOCATION
Located close to West ways Primary school and University.

GROUND FLOOR

INNER LOBBY
Access to the property is gained via a side facing entrance door into the inner lobby. Having doors leading to both the living room and kitchen, and stairs rising to the first floor.

LIVING ROOM
3.63m (11' 11") x 3.53m (11' 7")
Good sized front facing living room with bay window. To the chimney breast is a coal effect gas fire with wood surround and marble effect back and hearth. Central heating radiator.

DINING KITCHEN
3.62m (11' 11") x 3.70m (12' 2")
Having a range of wall and base units with roll edge work surfaces. Inset stainless steel sink unit with side drainer and mixer tap. Integrated oven with gas hob. Tiled splash backs. Wall mounted combination boiler. Space and plumbing for automatic washing machine. Central heating radiator. Rear facing double glazed window and door leading out to the rear garden. There is a door leading to the cellar head.

FIRST FLOOR

BEDROOM 1
3.61m (11' 10") x 3.59m (11' 9")
Master bedroom with front facing double glazed window and central heating radiator.
**BEDROOM 2**
3.29m (10' 10") x 2.1m (6' 11")
Rear facing bedroom with double glazed window and central heating radiator.

**OUTSIDE**
Fore garden and passage leading to the side facing entrance door and rear garden. To the rear is a garden with patio area and a flower bed.

**BATHROOM**
4.61m (15' 2") x 1.53m (5' 0")
Comprising of low flush W.C., bath, wash hand basin and separate tiled shower cubicle with glass screen. Tiled splash backs. Extractor fan.

**SECOND FLOOR**

**ATTIC BEDROOM**
4.12m (13' 6") x 4.91m (16' 1")
Good sized third bedroom with rear facing double glazed window and central heating radiator.

**GENERAL REMARKS**

**TENURE**
The property is Leasehold with an unexpired term 800 years from 1908 and a ground rent of £8 per annum.

**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.**

**OPENING HOURS**
Monday - Friday: 09:00 - 17:30
Saturday: 09:00 - 13.00

**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.
Mona Road, Crookes, Sheffield, S10 1NF | £185,000

2ND FLOOR

BEDROOM

1ST FLOOR

GROUND FLOOR

KITCHEN/DINER

CELLAR

LOUNGE

BATHROOM

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER
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.