



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

22 Studfield Crescent, Sheffield, S6 4SR

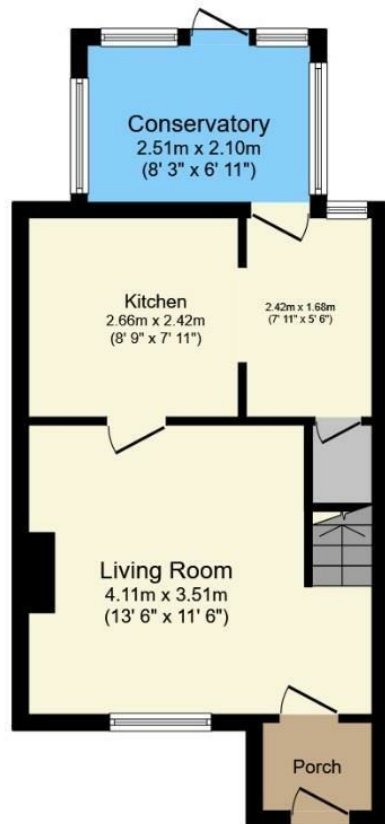
## 22 Studfield Crescent, Sheffield, S6 4SR

£220,000

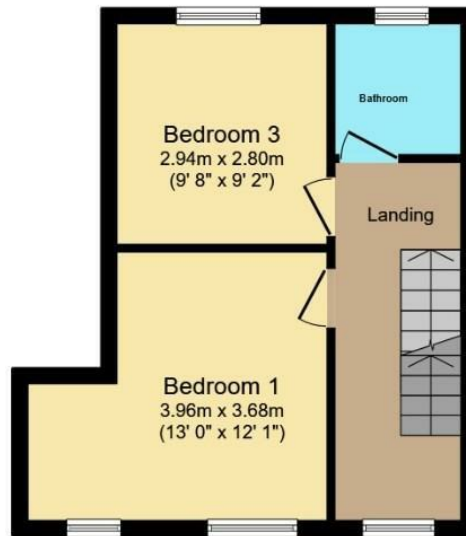
\*\*\*\*\*Guide Price £220,000 - £230,000\*\*\*\*\*

Hunters Hillsborough are delighted to present a spacious three bedroomed mid terrace home recently refurbished to a high standard in the ever popular district of Wisewood. Benefiting from a private driveway and good size conservatory, viewing is highly recommended. Entry via the front porch, an ideal space for coats and boots. Through to the modern relaxing lounge with a media wall and built in remote control fire along with bespoke fitted blinds. The kitchen is a well planned space with the benefit of under floor heating and a range of fitted wall and base units with an accompanying Quartz worksurface. Rangemaster oven included and space for a free standing American fridge freezer, washing machine and a dishwasher. Handy under the stairs storage cupboard and a breakfast bar currently housing a dryer. The conservatory is an ideal dining room with views over the garden and a newly fitted composite tiled roof, wall mounted smart heater and spotlights. The first floor offers two double bedrooms with the master having a range of fitted wardrobes and two windows. Family bathroom, modern and sleek with underfloor heating, towel rail, rainfall and hand held shower over bath, W/C and sink basin. Stairs rise to the attic bedroom spacious and bright with a velux window and eaves storage. Outside to the front is a drive with access down the side of the property to the rear garden via a secure gate. Low maintenance garden with an Indian stone patio, astroturf and a garden shed included in the sale. The property is due to have all window panes replaced in the coming weeks.

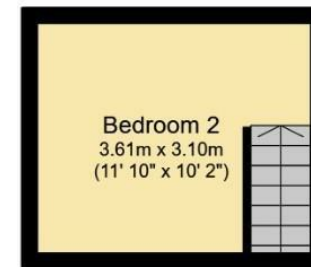
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 82.7 sq.m. (890 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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Local Area

Wisewood offers a host of local amenities including a sports and leisure centre, good local schools, shops and pubs along with easy access via Malin Bridge or Hillsborough to the Sheffield Supertram network.

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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

















