



HUNTERS[®]

HERE TO GET *you* THERE

6 Studfield Road, Sheffield, S6 4SS

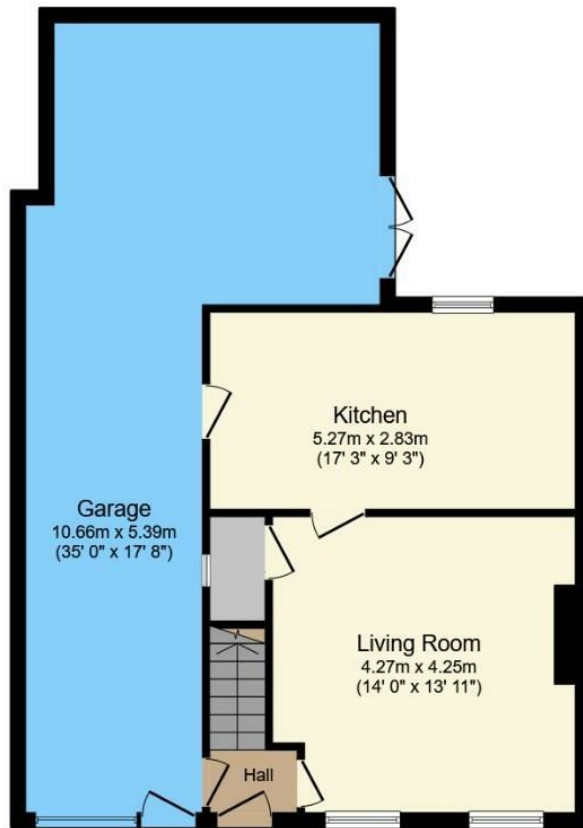
6 Studfield Road, Sheffield, S6 4SS

Guide Price £240,000 - £250,000

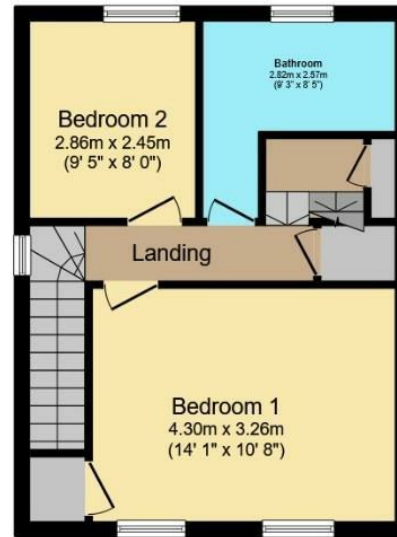
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Hunters Hillsborough are delighted to market an immaculately presented two/three bedroom semi detached home with space for multiple cars situated in the sought after district of Wisewood. Positioned close to the green spaces around Loxley and just a short walk into Malin Bridge with access to the Sheffield Supertram, viewing is highly recommended. Entry via the side door accessed through the supersized garage with space for multiple vehicles, storage and workshop space. Door into the kitchen diner fitted with cream high gloss wall and base units with accompanying black work surfaces. Integrated appliances include a fridge freezer, washing machine, dishwasher, eye level electric oven and microwave and a gas hob. Through to a relaxing lounge with tasteful decor and focal point feature fire place having a free standing Optimyst electric stove included in the sale. Upstairs, the master bedroom enjoys views over the valley. Built in wardrobe space and further storage cupboard. Bedroom two is a good size currently used as office space. Family bathroom with floor to ceiling tiles and a white three piece suite comprising a bath with centre taps, rainfall and hand held shower over bath, W/C and sink basin. From the landing, stairs rise to the occasional attic room having access to deep storage cupboards as you go up. Plenty of space for bedroom furniture and a velux window along with access to eaves storage. Outside the property is set back from the road with a driveway leading to the garage which occupies the side and part of the rear of the house. French doors lead out to the flagged courtyard, ideal for flowering pots and garden furniture. To the rear of the garage is a spacious yet secluded decked area, the perfect place to unwind at the end of the day.

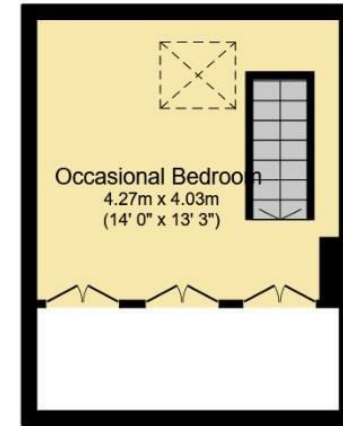
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Ground Floor



First Floor



Second Floor

Total floor area 132.2 m² (1,423 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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GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

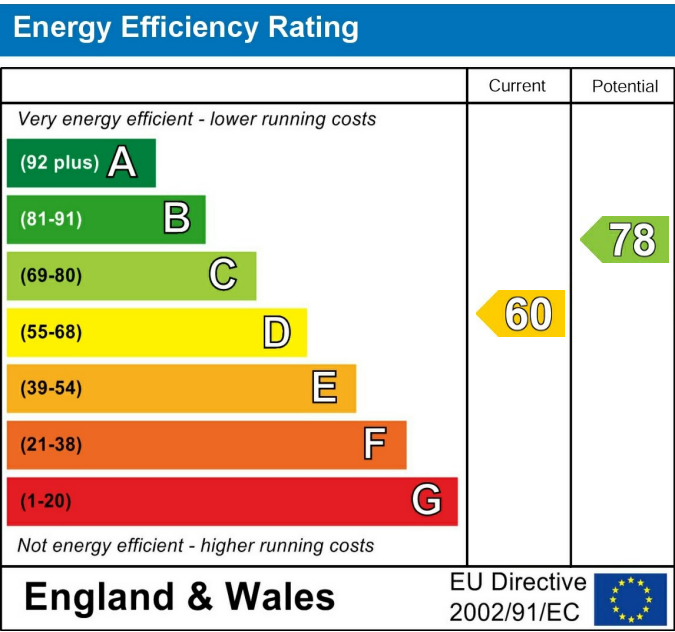
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.

