



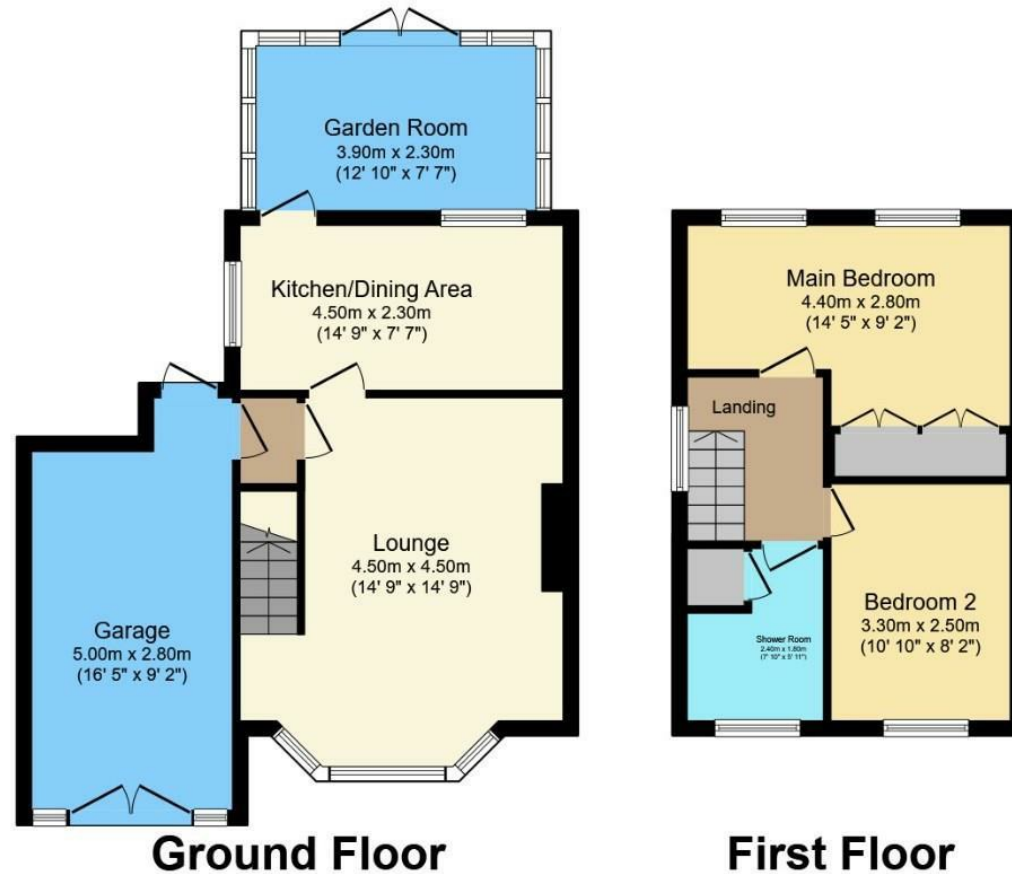
HUNTERS®
HERE TO GET *you* THERE

6 Gill Croft, Stannington, Sheffield, S6 6FQ

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Asking Price £260,000

Hunters Hillsborough are delighted to present a two, previously a three bedroomed semi detached property positioned on a quiet cul de sac on the highly regarded Acorn estate in Stannington. The property is offered for sale with no onward chain, viewing is highly recommended. Entry via secure UPVC double doors into the side garage, currently used for storage with shelving and work surfaces, power and lighting. Access to the rear garden and door into the inner lobby. Bright and spacious lounge with a front facing bay window and focal point feature fire surround with an electric fire. Through to the kitchen diner having a good range of wall and base units, integrated appliances include an electric oven (not currently in working order), an electric hob, washing machine and fridge. Large conservatory to the rear enjoying garden views. The stairs are open plan from the lounge leading up to the first floor. Previously two bedrooms, the master bedroom overlooks the garden with a fantastic range of built-in wardrobe space. Further double bedroom with built in wardrobes and a shower room with a walk in shower, W/C and sink basin. Outside, to the front is a lawn and driveway. The rear garden has a raised decking, lawn and garden shed.



Total floor area 88.6 sq.m. (954 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

Gill Croft is ideally placed just a short walk to local shops, including a chemist, fish and chip shop and a Co-op superstore. Regular public transport links to the City and good local schools for pupils of all ages. Beautiful countryside on the doorstep.

General Remarks

TENURE

This property is Leasehold with 151 years remaining at a cost of £30.00 per annum

RATING ASSESSMENT

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

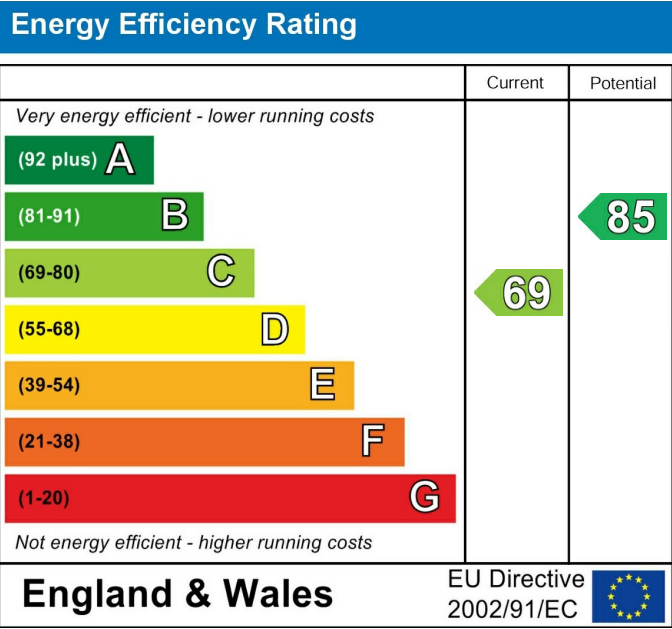
VACANT POSSESSION

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.

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.









