



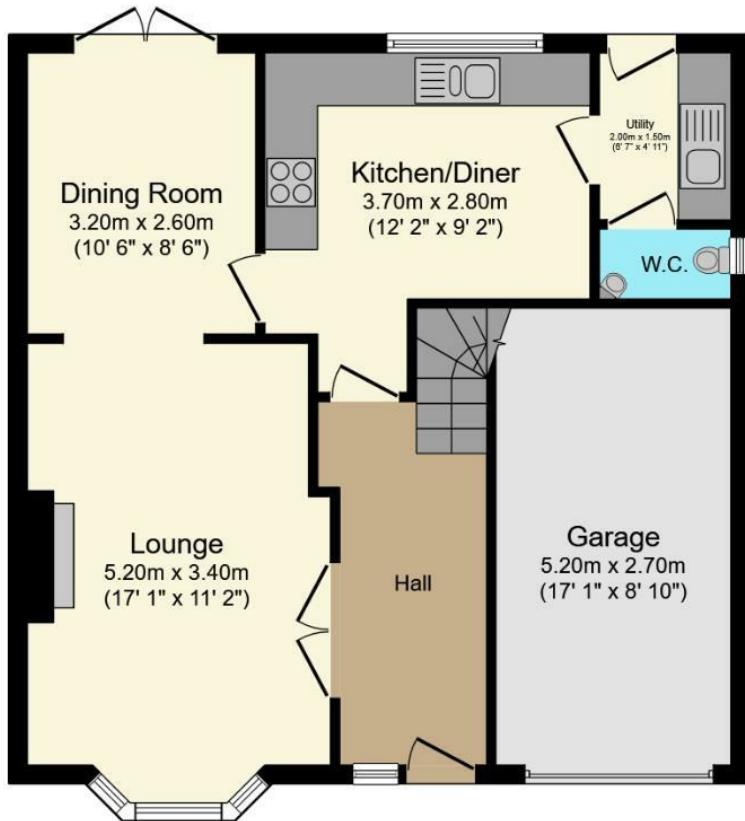
HUNTERS®
HERE TO GET *you* THERE

5 Stannington Rise, Sheffield, South Yorkshire, S6 5HH

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Asking Price £450,000

Hunters Hillsborough are delighted to market a well presented four bedroom modern detached family home situated on this quiet popular cul de sac, conveniently located for schools, public transport links and the stunning setting of the Rivelin Nature Reserve. Offering an en suite master bedroom, through lounge diner and an envious landscaped rear garden, viewing is highly recommended. Entry via the front door into a large entrance hallway leading into a fully fitted breakfast kitchen with a range of high gloss wall and base units and Quartz accompanying work surfaces. Appliances are top of the range with an integrated Bosch eye level combi electric oven and a Siemens induction hob. There's a wine cooler, fridge, and modern plinth heater with lights. Door through to the utility room with units and Quartz surfaces, plumbing for a washing machine and a free standing freezer inluded in the sale. Downstairs W/C and access to the rear garden. From the kitchen you have access to the superb lounge diner. The lounge has a front facing bay window, fire surround with a gas fire and double doors leading back to the hallway. Spacious diner with patio doors leading out to the private rear garden. Upstairs, the master bedroom has a range of built in mirrored wardrobes and offers plenty of space to relax. Newly fitted en suite with a walk in shower cubicle, W/C and sink basin. Three further good size bedrooms and the family bathroom with a separate shower cubicle, bath W/C and sink basin. Outside to the front is a lawn with a driveway and access to the rear garden from the right hand side via a secure gate. The rear garden is a well planned space for entertaining and chasing the sun with a patio area ideal for garden furniture and a pebbled space with mature Acer trees and shrubs and bushes. Raised composite decking at the rear leading up to a further patio. Built in garden lights for relaxing summer evenings. Space at the side of the house with a shed included in the sale.



Ground Floor

Floor area 65.4 sq.m. (704 sq.ft.)



First Floor

Floor area 59.0 sq.m. (635 sq.ft.)

Total floor area: 124.5 sq.m. (1,340 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

LOCAL AREA

Stannington Rise is ideally located for amenities in Stannington village along with regular public transport links to the City and beyond. Catchment for good local schools and close to beautiful country walks in the Rivelin and Loxley Valleys, as well as vast open countryside towards Bradfield.

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 E.

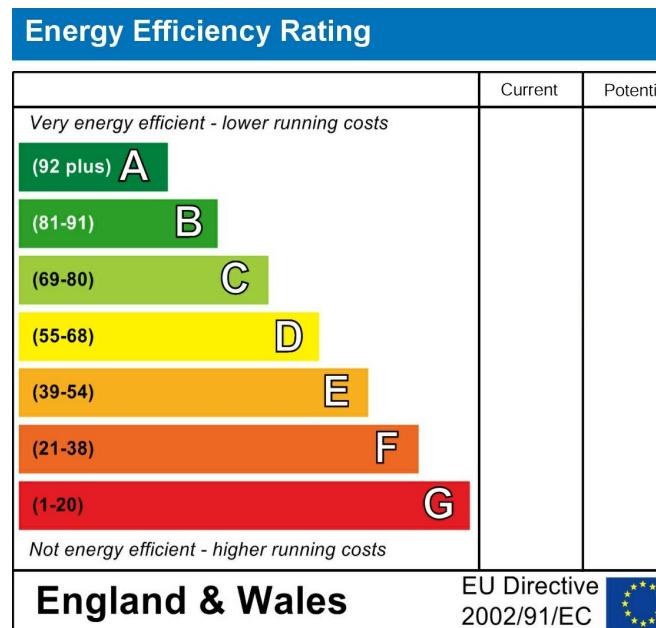
VACANT POSSESSION

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 requirement

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.









