



HUNTERS
FOR SALE
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HUNTERS®

HERE TO GET *you* THERE

17 Stannington Road, Stannington, Sheffield, S6 5FH

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Asking Price £210,000

*** GUIDE PRICE £210,000 - £220,000 ***

Nestled in the charming area of Stannington, Sheffield, this delightful terraced house on Stannington Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single reception room provides a warm and inviting atmosphere with a feature fireplace, perfect for relaxing or entertaining guests. Modern fitted dining kitchen to the rear with a cellar.

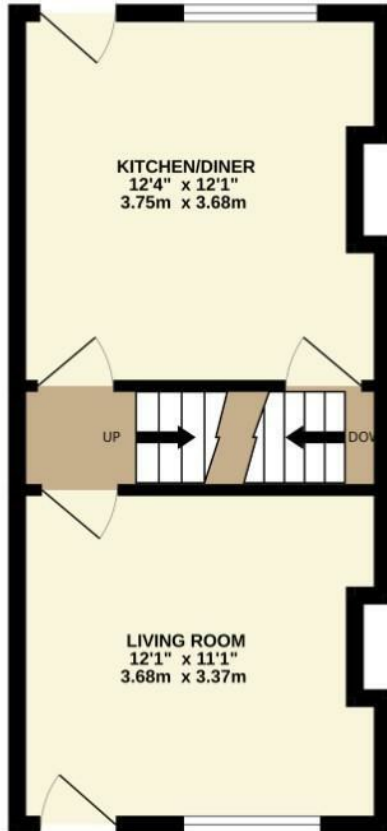
The house features first floor master bedroom and rear bedroom with family bathroom. Second floor is a further double bedroom, ensuring practicality for daily living. The layout is designed to maximise space and functionality, making it a wonderful place to call home.

Stannington is known for its friendly community and local amenities, providing easy access to shops, schools, and parks. The surrounding area offers a variety of outdoor activities, making it an excellent choice for nature lovers and families alike.

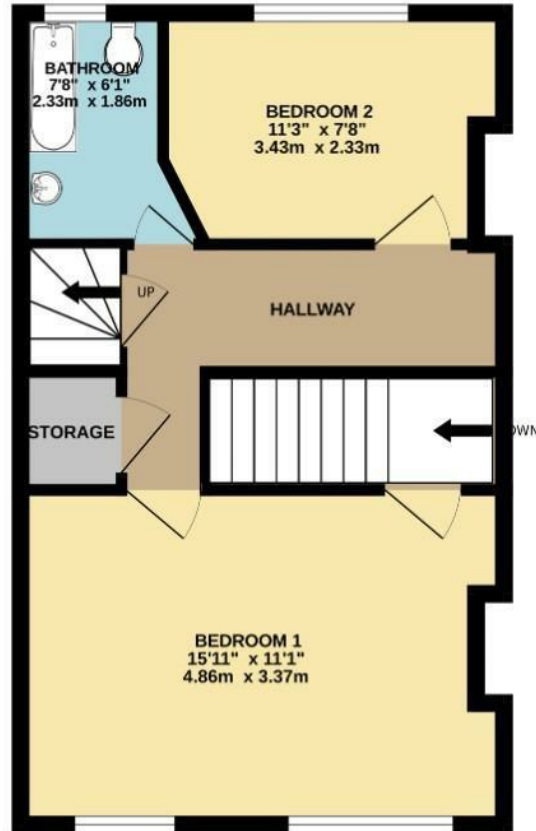
This property presents a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its appealing features and prime location, this terraced house is sure to attract interest. Don't miss the chance to make this lovely home your own.

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GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 8th August 1968 at a ground rent of £*** per annum.

RATING ASSESSMENT

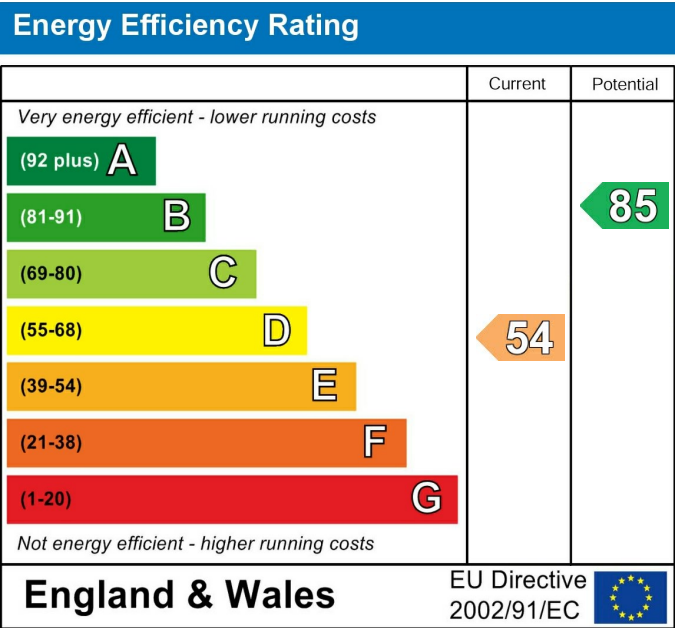
The property is assessed for Council Tax purposes to Band A.

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.



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.









