



**HUNTERS®**  
HERE TO GET *you* THERE

222 Stannington View Road, Crookes, Sheffield, S10 1ST

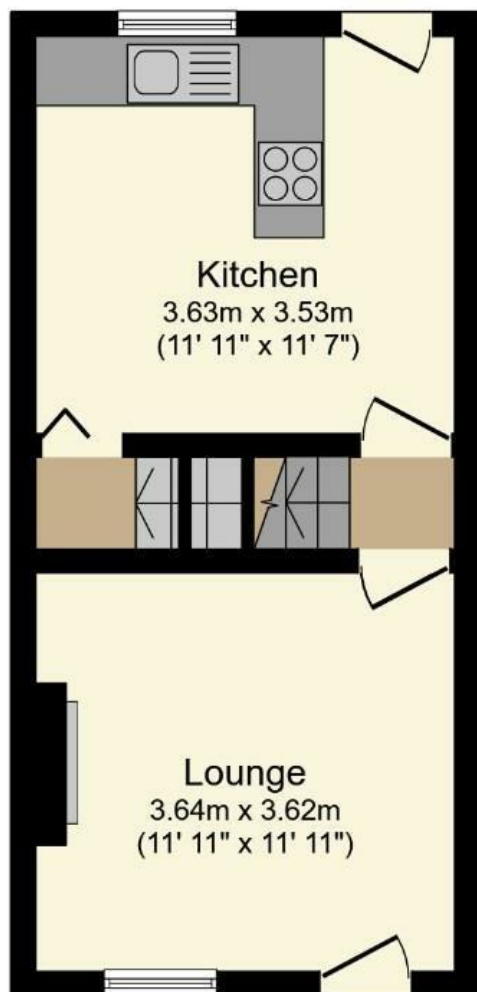


# 222 Stannington View Road, Sheffield, S10 1ST

## Asking Price £325,000

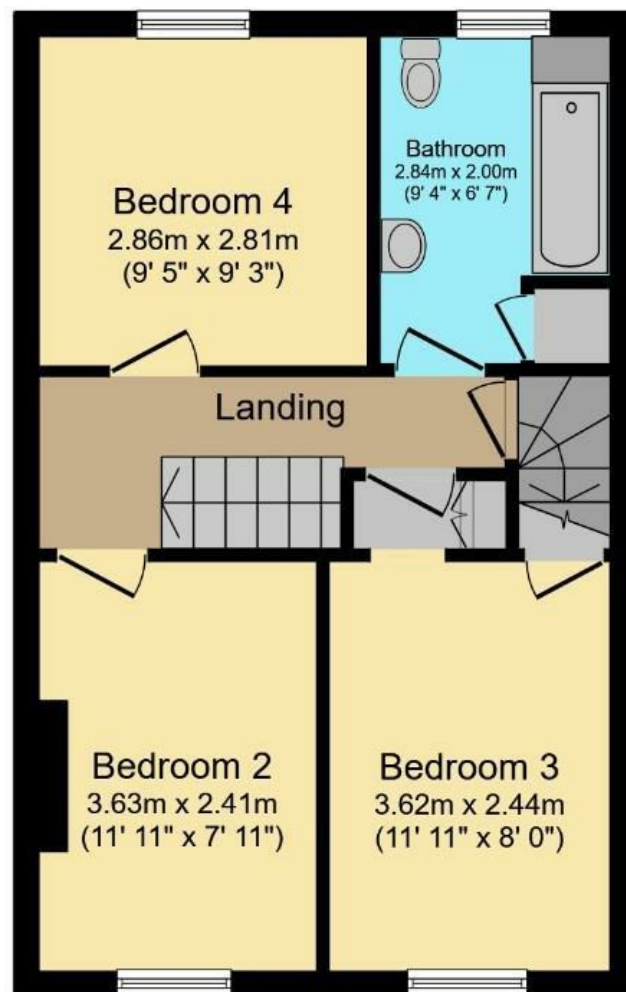
| FOUR BEDROOMS | OVERLOOKING THE BOLE HILLS | Hunters Crookes are delighted to present a superb four bedroomed end terrace home, sold with most of the furniture included, situated in an envious position overlooking the green spaces of Bole Hills Park. Having recently undergone a scheme of modernisation including a new roof to the rear elevation, new radiators in some rooms, flooring and decor, viewing is highly recommended. Entry via the back door into the kitchen diner with L shaped units and a newly fitted worksurface, sink and taps. Space for a freestanding fridge and a washing machine included in the sale. Integrated electric oven and a new gas hob. Access to the cellar from the kitchen with power points ideal for a fridge freezer. Door through to the inner lobby with stairs rising and superb oak Herringbone flooring going through to the lounge. Relaxing room with stunning features including window shutters and double coving. Focal point Marble fire surround with an open fire, granite hearth and a fully lined chimney for cosy winter evenings. Upstairs you will find two good size bedrooms, a mirror of each other overlooking the front of the property, one with floor to ceiling built-in cupboard space. Further double bedroom with outstanding views over the park and beyond. Family bathroom with a bath, shower over bath, W/C and sink basin along with three handy storage cupboards. New wool carpets are fitted throughout the first floor and stairs. Stairs rise to the attic bedroom with huge potential featuring a Velux window and a sink basin. The rear garden has low maintenance pebbles ideal for garden furniture to enjoy the peaceful surroundings of Bole Hills Park.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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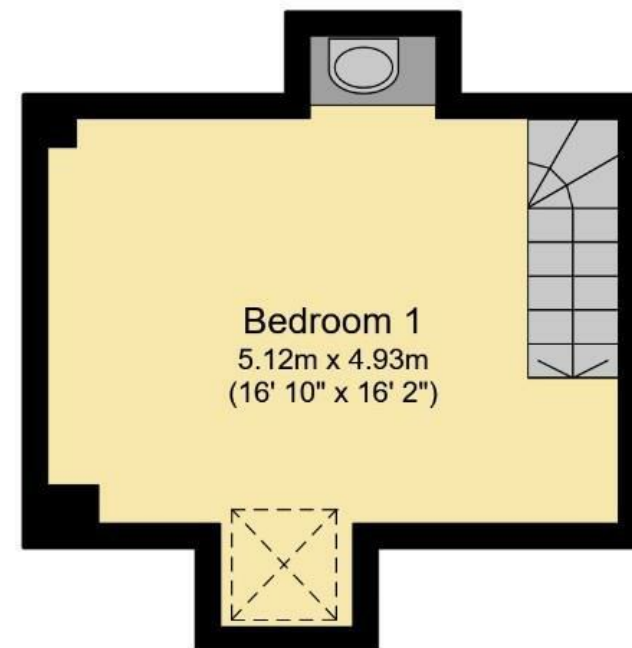
### Ground Floor

Floor area 29.4 sq.m. (316 sq.ft.)



### First Floor

Floor area 40.1 sq.m. (431 sq.ft.)



### Second Floor

Floor area 19.2 sq.m. (207 sq.ft.)

**Total floor area: 88.7 sq.m. (954 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](http://www.Propertybox.io)

### GENERAL REMARKS

#### TENURE

This property is a 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

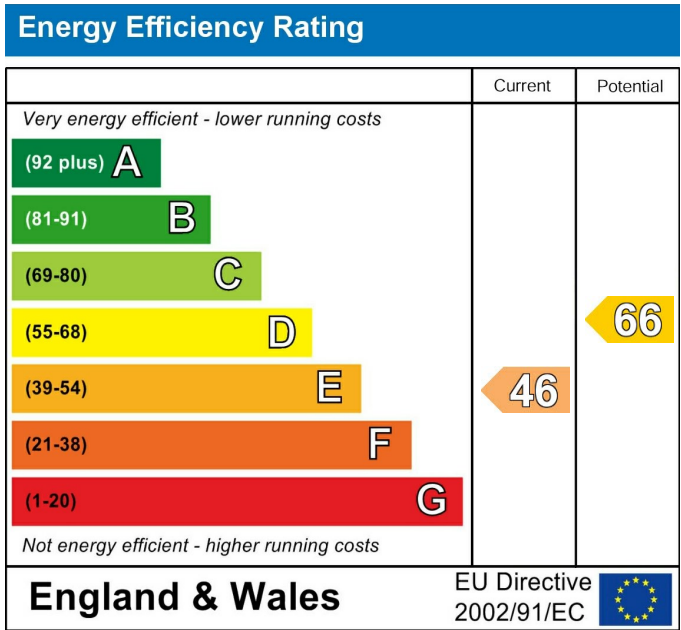
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

#### ANTI-MONEY LAUNDERING CHECKS

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.



















