



HUNTERS[®]
HERE TO GET *you* THERE

8 Studfield Drive, Wisewood, Sheffield, S6 4SN

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Guide Price £260,000

*** GUIDE PRICE £260,000 - £270,000 ***

Nestled in the tranquil cul-de-sac of Studfield Drive, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The open plan living area is an inviting room providing a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

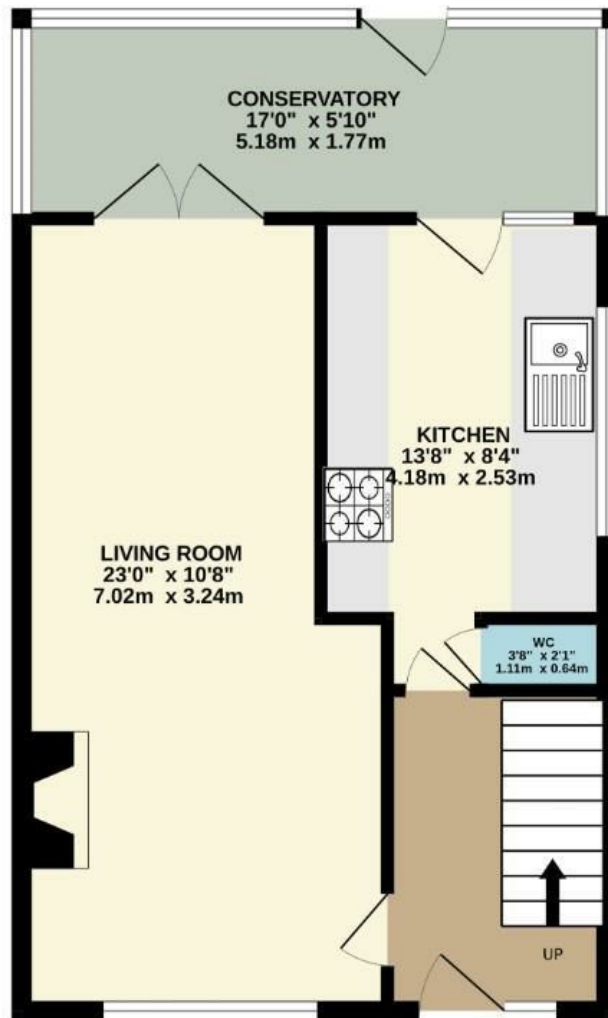
The heart of the home is undoubtedly the modern fitted kitchen, which boasts integrated appliances, making meal preparation a pleasure. Adjacent to the kitchen, the conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The ground floor also includes a separate W/C.

Step outside to discover a beautifully landscaped garden, complete with a seating area, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This outdoor space is a true gem, providing a peaceful retreat from the hustle and bustle of daily life.

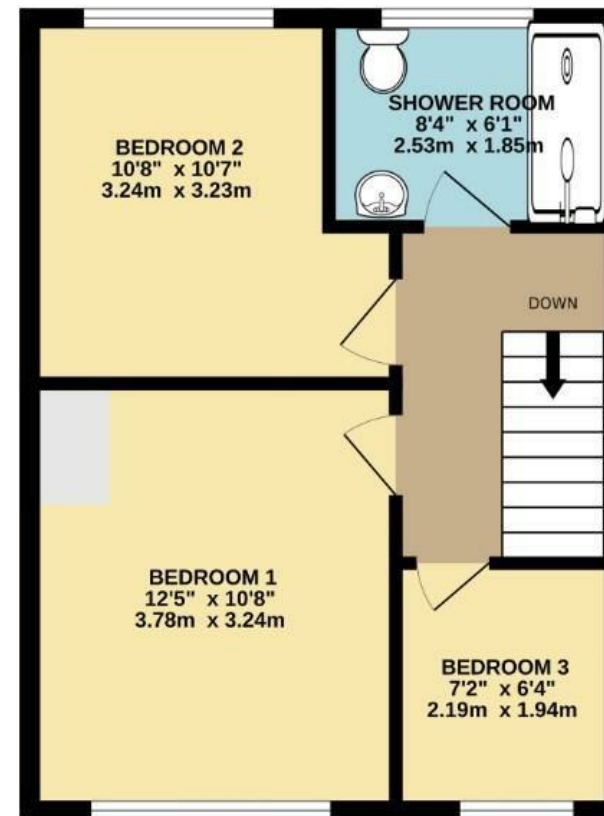
The property is situated in a quiet and friendly neighbourhood, ensuring a sense of community while still being conveniently located for local amenities and transport links. This semi-detached house on Studfield Drive is not just a home; it is a lifestyle choice that offers comfort, style, and a welcoming environment. Don't miss the opportunity to make this lovely property your own.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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 Leasehold with a term of 200 years from 20th November 1966 and a ground rent of £**** per annum.

RATING ASSESSMENT

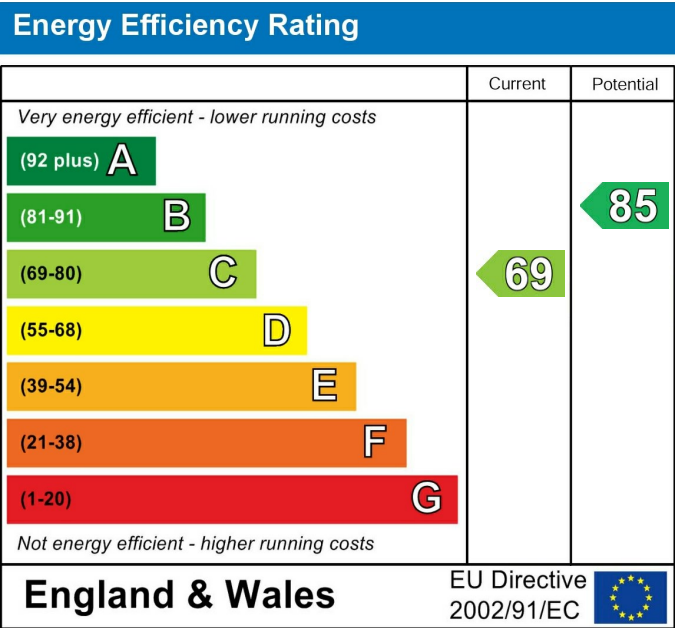
The property is assessed for Council Tax purposes to Band C.

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.
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.









