



HUNTERS[®]
HERE TO GET *you* THERE

19 Stannington Rise, Stannington, Sheffield, S6 5HH

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Offers Around £460,000

| EXTENSIVE KITCHEN DINER | DRIVEWAY | Hunters Crookes are delighted to present this four bedroom detached house, situated in the sought after location of Stannington. This well presented home is likely to appeal to a wide range of buyers, including couples or growing families. The property provides beautifully appointed accommodation over two floors, and a driveway for multiple vehicles to the front.

The extended kitchen diner is finished to the highest standard, offering the perfect space for relaxation or entertaining guests. The kitchen comprises a range of integrated appliances and storage cupboards, combining a fabulous space with the dining area, and through into the extended seating area. Look out to the substantial garden space, combining a lawn and patio; Ideal for sitting out in the sun! To the front of the property, find a cosy bay windowed lounge, equipped with a log burner. Further onto the utility room, and downstairs W/C.

To the first floor, the master bedroom features fitted wardrobes and an en suite bathroom. A further double bedroom, and two single rooms complete the layout. The home offers a family shower room to the front of the property, comprising a shower cubicle, sink basin and W/C.

Situated in this desirable location, this home offers a wonderful opportunity for those seeking a modern and well-presented home. The property is within the catchment area for nearby schools, including Forge Valley School. Excellent transport links provide quick access to the City Centre, with frequent bus services and main roads nearby.

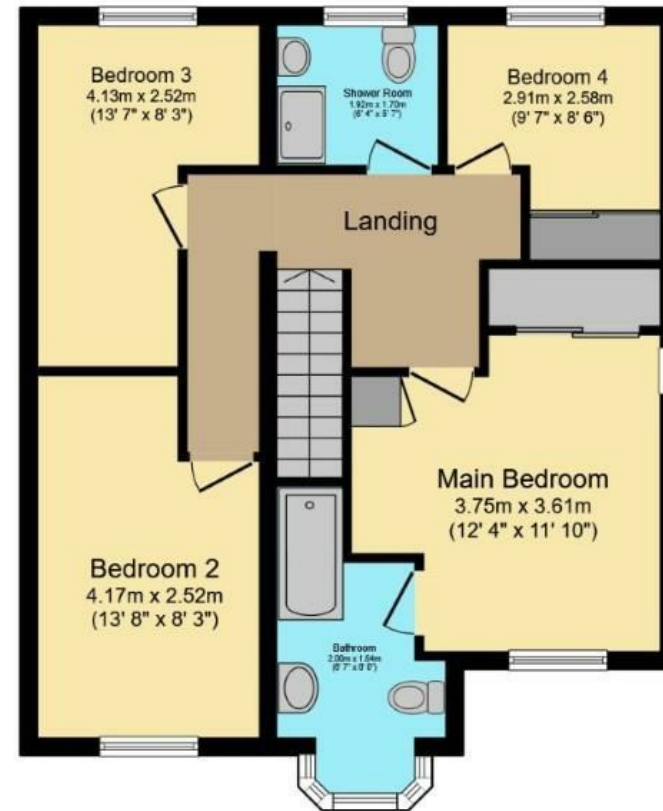
This home is not only a wonderful home, but also a fantastic opportunity to enjoy the peaceful surroundings of Stannington! With a combination of space and outdoor enjoyment, don't miss out !

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Ground Floor

Floor area 75.0 sq.m. (808 sq.ft.)



First Floor

Floor area 62.8 sq.m. (676 sq.ft.)

Total floor area: 137.8 sq.m. (1,484 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

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 D.

VACANT POSSESSION

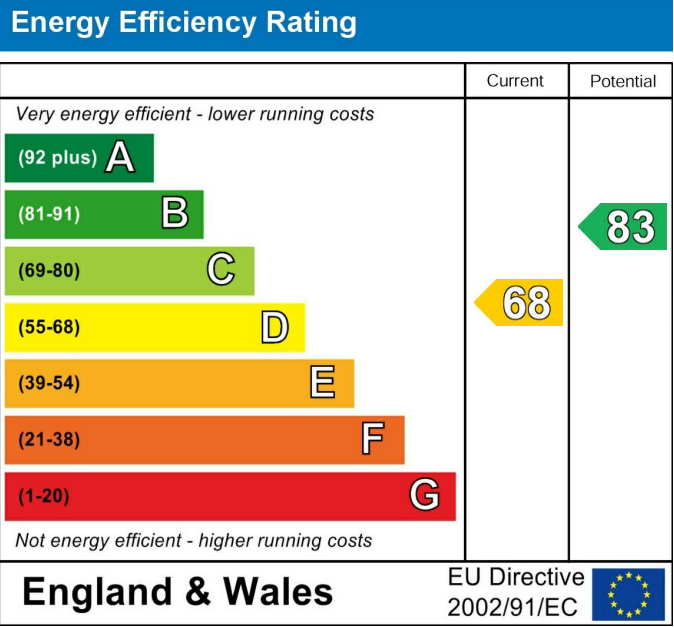
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.











