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6 St. Quentin Drive, Bradway, Sheffield, S17 4PP

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Guide Price £514,500

GUIDE PRICE £514,500 - £540,000

Welcome to St. Quentin Drive, Sheffield - a charming location that could be the perfect setting for your new home. This detached house boasts not just one, but two reception rooms, ideal for entertaining guests or simply relaxing with your family. With five bedrooms and a further occasional attic room, there's plenty of room for everyone to have their own space.

The property features two bathrooms and ground floor cloakroom/w.c., ensuring that the morning rush is a thing of the past. The fantastic open-plan living dining kitchen is the heart of the home, providing a modern and sociable space for cooking, dining, and relaxing. Imagine hosting dinner parties or enjoying family meals in this inviting area.

Convenience is key with an integrated garage and block-paved off-road parking. The landscaped garden is a tranquil oasis where you can unwind and enjoy the outdoors without leaving the comfort of your home.

This property on St. Quentin Drive truly offers a blend of comfort, style, and practicality. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you in this wonderful property.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29th September 1955 at a ground rent of £16 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

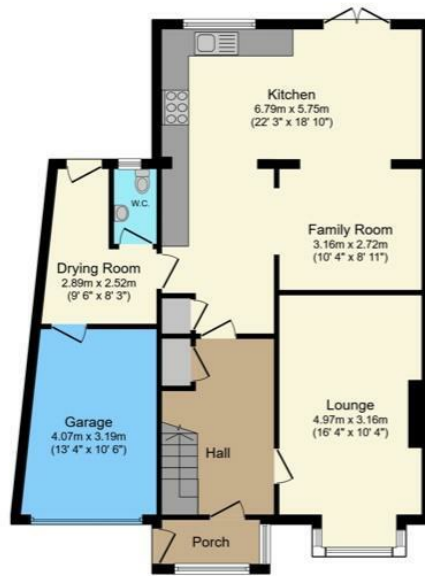
VACANT POSSESSION

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

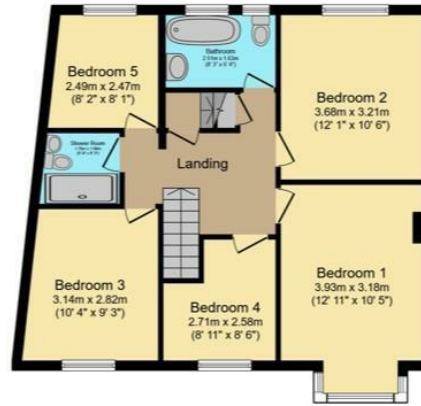
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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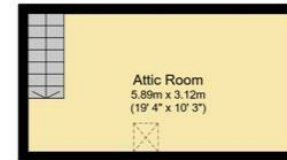
Ground Floor

Floor area 87.3 m² (939 sq.ft.) approx



First Floor

Floor area 66.8 m² (719 sq.ft.) approx

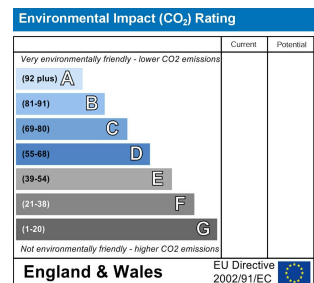
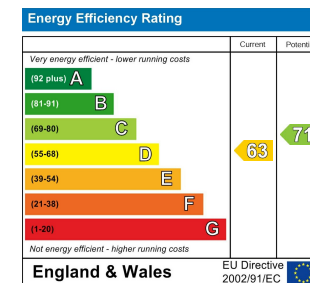


Second Floor

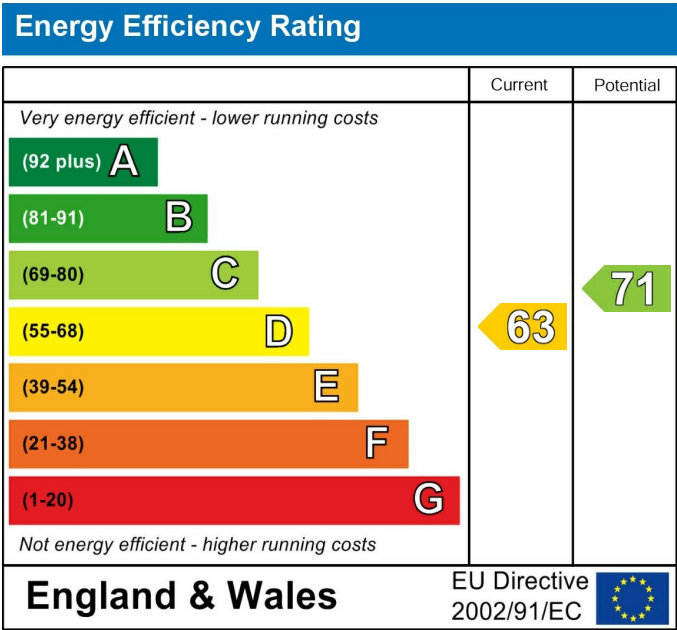
Floor area 18.2 m² (196 sq.ft.) approx

Total floor area 172.2 m² (1,854 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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.



