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6 Rookery Bank, Deepcar, Sheffield, S36 2NQ

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Asking Price £270,000

Hunters Hillsborough are delighted to present an extended three bedroom semi detached home situated on a quiet cul-de-sac in Deepcar. Offering accommodation over three levels with immaculate interiors and views of the Wharncliffe Craggs, viewing is essential. Entry via the front door into the entrance hallway with Karndean flooring and a good size W/C with sink basin. Stairs lead down to the lower ground level, the hub of the home, a beautiful extended kitchen/diner and snug with large aluminium windows and a patio door bringing the outside in. A relaxing area with space for a dining table and a seated area with an electric fire, two large skylights ensure a bright and open space. The kitchen has a range of fitted wall and base units with wooden work surfaces. Integrated appliances include an impressive vented induction hob with downdraft extractor fan, eye level oven and microwave, fridge freezer, washing machine, dishwasher and of course a wine cooler. Back to ground level, the lounge has a large bay window with elevated views over the Craggs and beyond. The windows are tilt and open, ideal for external window cleaning. Stairs rise to the first floor with two doubles and one single all with built in storage solutions. The family bathroom has a bath, shower over bath with rainfall and handheld shower, W/C and sink basin. Outside to the front is a good size garage and parking for 2 cars with an EV charger on the front of the house. A secure gate gives access to the side and rear garden. Offering a sandstone patio with sleeper borders, electric points and hidden outside lighting, a nature pond, rockery and plumbing for a water feature, the side and rear gardens are the perfect space to unwind.

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Local Area

Deepcar offers public transport links , good local schools and just a short drive into Stocksbridge with a host of excellent amenities including the popular Fox Valley Shopping Centre.

General Remarks

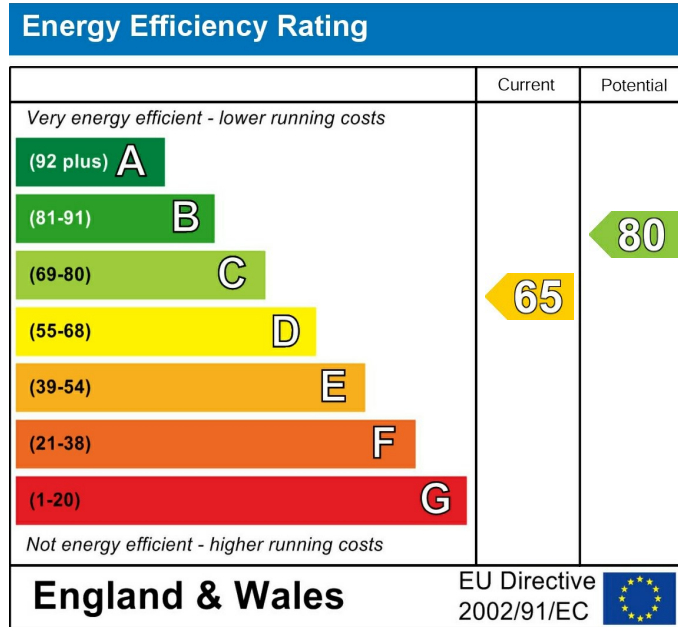
GENERAL REMARKS

TENURE The property is Freehold

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band C.

Vacant possession upon 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.





