



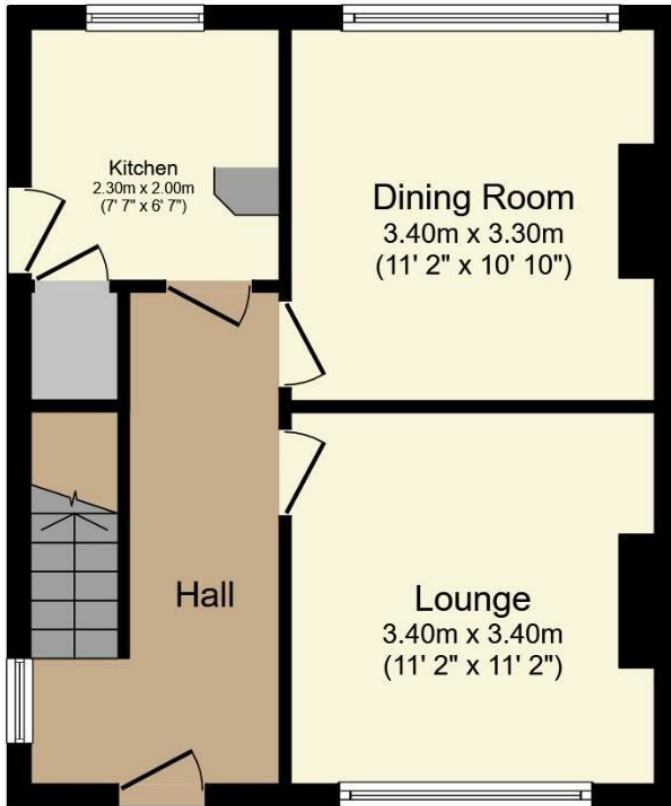
HUNTERS[®]
HERE TO GET *you* THERE

16 Beauchief Close, Deepcar, Sheffield, S36 2PF

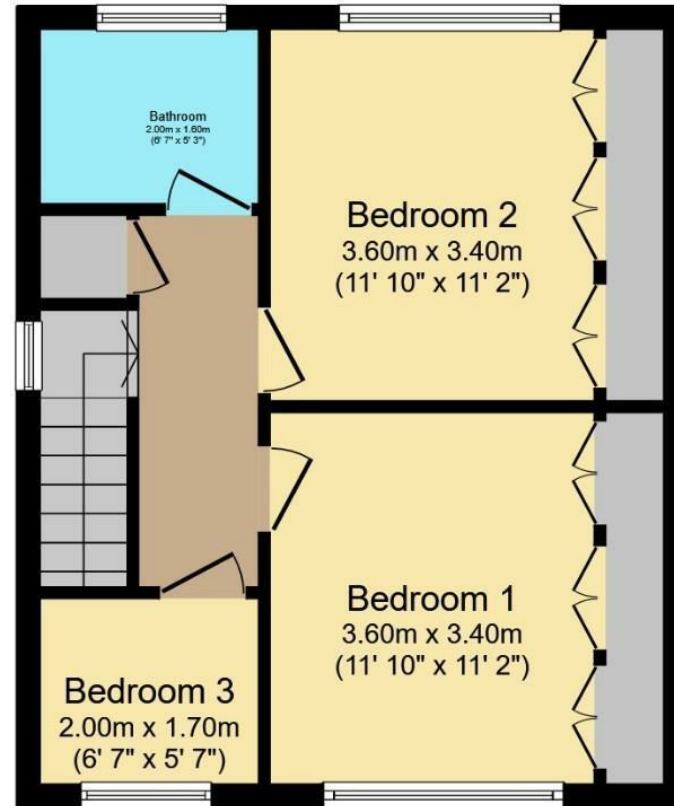
16 Beauchief Close, Deepcar, Sheffield, S36 2PF

Asking Price £170,000

Hunters Hillsborough are delighted to present a three bed semi detached home situated at the bottom of a quiet cul-de-sac in the highly regarded district of Deepcar. This well presented family home offers spacious rooms and pleasant views across the valley, viewing is highly recommended. Entry via a secure gate at the front with a path and steps leading up to the front door. Entrance hallway with stairs rising to the first floor and access to downstairs rooms. Relaxing lounge with focal point feature fire surround and an electric fire. To the rear is a dining room overlooking the garden. Kitchen with a good range of wall and base units with wood fronts and accompanying work surfaces. Integrated electric oven and an electric hob. Space for a free standing washing machine and a pantry ideal for a fridge freezer. Door out to the side and rear garden. The first floor has two double bedrooms both with fitted wardrobes and lovely views over the valley and beyond. Single bedroom/office and a family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Outside to the front is a lawn with fencing and mature shrubs and plants. Garden path leads to the front door and the side of the house with pebbled areas and a garden shed. The rear garden has a patio area perfect for garden furniture and a lawn.



Ground Floor



First Floor

Total floor area 78.7 m² (847 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).

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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

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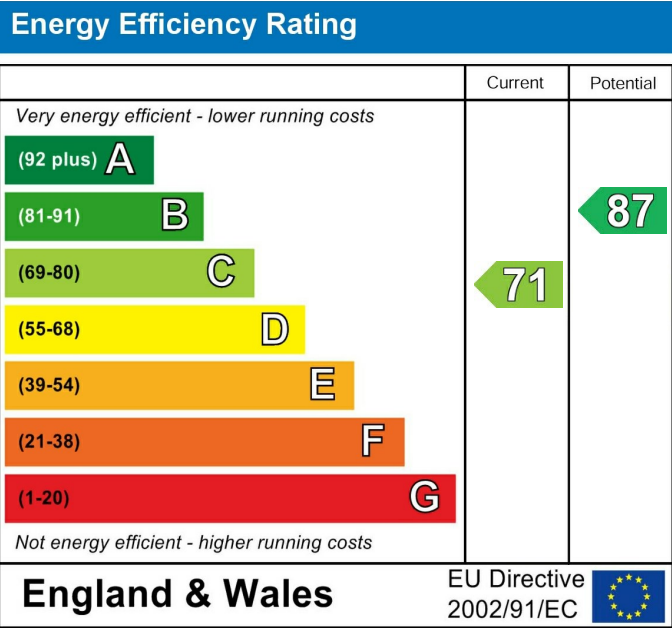
TENURE The property is Leasehold 800 years from 25 March 1956 with 732 years remaining at a cost of £6.00 per year.

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

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

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.







