



HUNTERS[®]
HERE TO GET *you* THERE

38 Hole House Lane, Stocksbridge, Sheffield, S36 1BP

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Asking Price £130,000

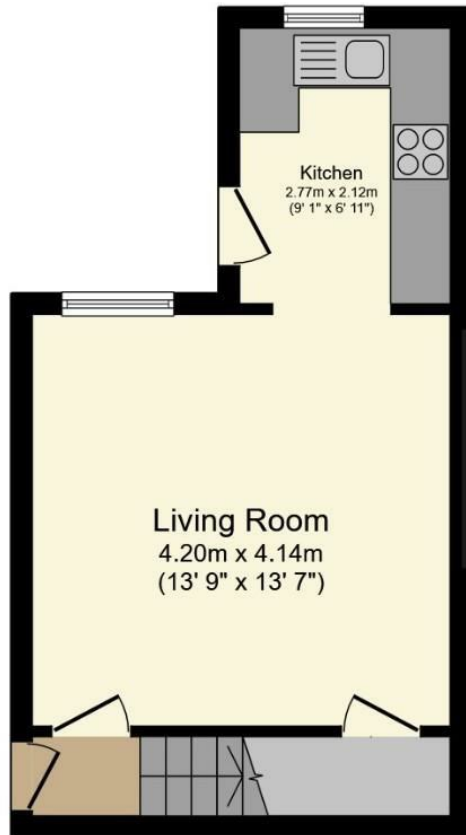
Hunters Hillsborough are delighted to present a unique two bedroomed semi detached home offering a delightful blend of comfort and convenience. The property features accommodation spread over three well-designed floors, with a handy cellar ideal for storage, making it an ideal choice for families or those seeking extra space.

Nestled on Hole House Lane in the charming area of Stocksbridge, the location of this property is truly advantageous, with a variety of amenities just a stone's throw away. Entry via the main side door, into the off-shot style kitchen which is functional and well-equipped, providing a lovely space for culinary pursuits. Spacious lounge diner on the ground floor, perfect for both relaxation and entertaining. Ascending to the first floor, you will find a generously sized double bedroom alongside a family bathroom, ensuring practicality for everyday living. The highlight of this home is the excellent-sized attic bedroom, which offers a versatile space that can be tailored to your needs, whether as a master suite, guest room, or home office and having a large walk in wardrobe space.

Stocksbridge boasts a selection of local shops, families will appreciate the proximity to good local schools, making this an ideal area for those with children. Additionally, the property benefits from regular public transport links, providing easy access to surrounding areas and motorway connections for those commuting.

For nature enthusiasts, the nearby beautiful country walks offer a perfect escape into the great outdoors, allowing you to enjoy the stunning scenery that the region has to offer. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and community. Don't miss the opportunity to make this charming property your own.

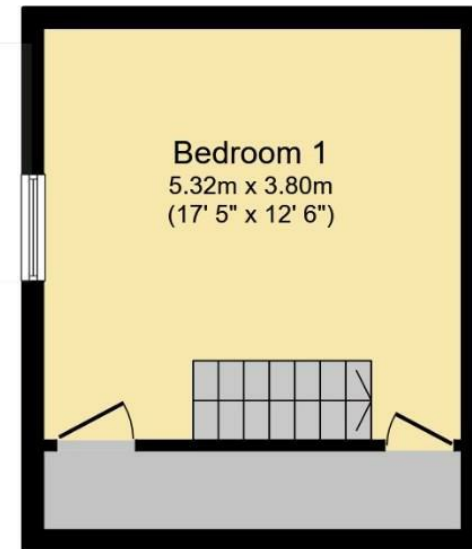
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Ground Floor



First Floor



Second Floor

Total floor area 75.7 m² (815 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 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 A.

VACANT POSSESSION

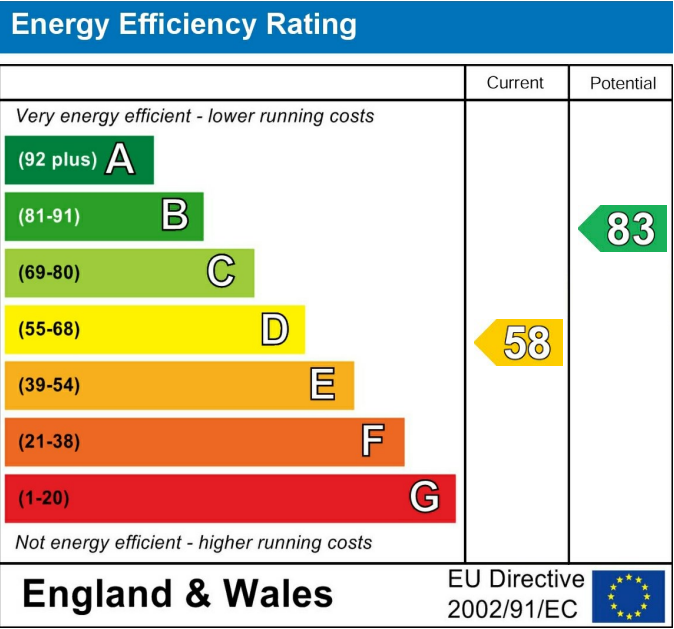
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.



