

HUNTERS®

HERE TO GET *you* THERE



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2 Hillcrest Rise, Deepcar, Sheffield, S36 2QJ

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£260,000

In the charming area of Hillcrest Rise, Deepcar, Sheffield, this delightful house offers a perfect blend of modern living and comfort. With stunning views that stretch across the picturesque landscape, this property is a true gem for those who appreciate natural beauty.

The house boasts a spacious layout, providing ample room for both relaxation and entertainment. The three well-sized bedrooms are designed to accommodate families or individuals seeking extra space for guests or a home office. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

Convenience is at your doorstep, as the property is located close to local amenities, ensuring that daily necessities are easily accessible. Additionally, the nearby Fox Valley shopping centre offers a variety of shops, cafes, and restaurants, making it an ideal spot for leisure and socialising.

This house is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and breathtaking views. Whether you are a first-time buyer or looking to settle into a family home, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this stunning house your new home.

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**HUNTERS'**  
ESTATE AGENTS

**Total area: approx. 93.1 sq. metres (1002.6 sq. feet)**  
 All measurements are approximate and we make small vertical and horizontal lengths.  
 Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Entrance Hall**

**Living Room**

**Dining Room**

**Kitchen**


**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

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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.

