

HUNTERS®
HERE TO GET *you* THERE

4 Deer Park Place, Sheffield, S6 5ND

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Guide Price £170,000

****Guide Price £170,000 - £180,000****
Hunters Hillsborough are delighted to present Deer Park Place, nestled in the desirable area of Stannington presenting an excellent opportunity for first-time buyers or investors seeking a charming terraced house. This delightful property boasts three generously sized double bedrooms, making it perfect for families or those in need of extra space.

Upon entering, you are greeted by a welcoming entrance hall that provides access to a convenient downstairs W/C. The lounge diner, located at the rear of the house, offers a private and relaxing atmosphere, enhanced by lovely views over the garden. This space is ideal for both entertaining guests and enjoying quiet evenings at home. Additionally, the sun room or garden room serves as a wonderful extension of the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

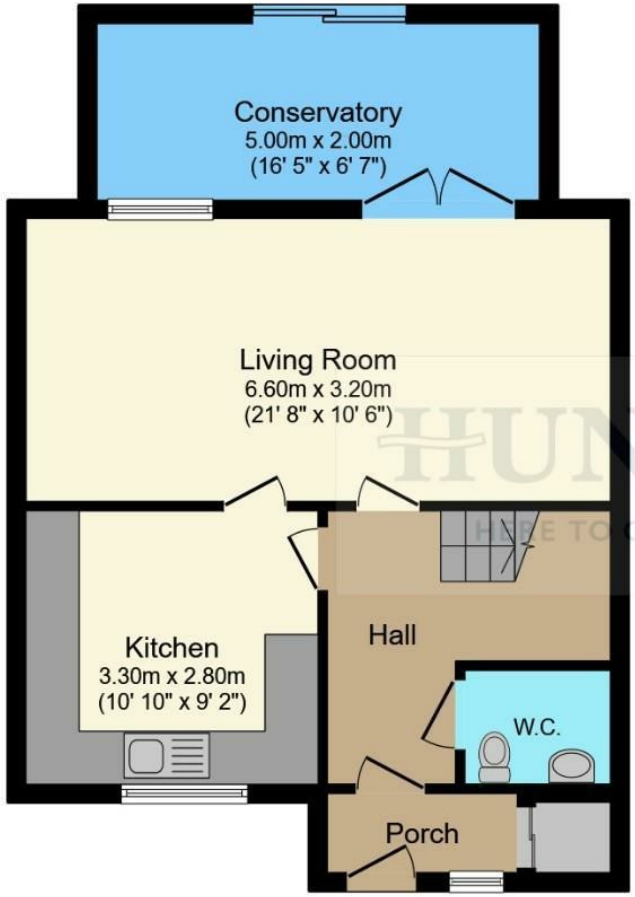
Superb newly fitted kitchen with a good range of wall and base units and fitted appliances.

Upstairs, you will find three good-sized bedrooms, each offering ample space for furnishings and personal touches, and a recently installed Worcester Bosch boiler. The family bathroom is also located on this level, providing essential amenities for daily living.

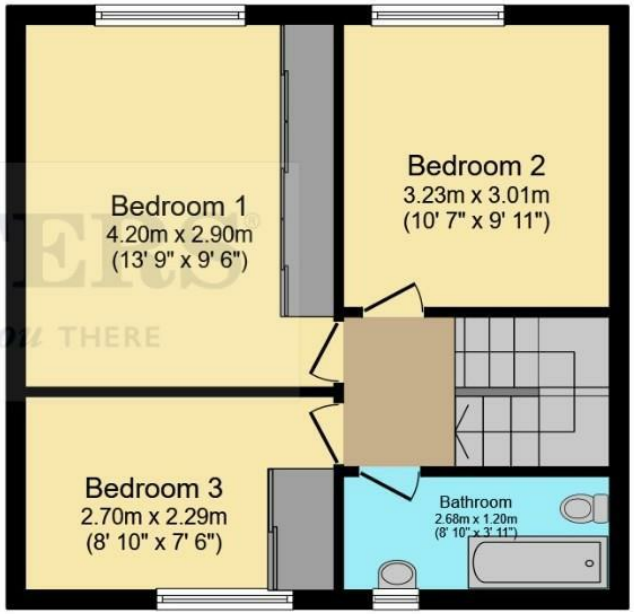
The low-maintenance garden, laid to lawn, is perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep. Furthermore, the property is conveniently situated close to local shops and schools, making it an ideal location for families and professionals alike.

With most of the furniture available for purchase, this home is ready for you to move in and make it your own. Do not miss the chance to view this lovely property in the sought-after Stannington area.

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Ground Floor



First Floor

Total floor area 98.5 m² (1,061 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.

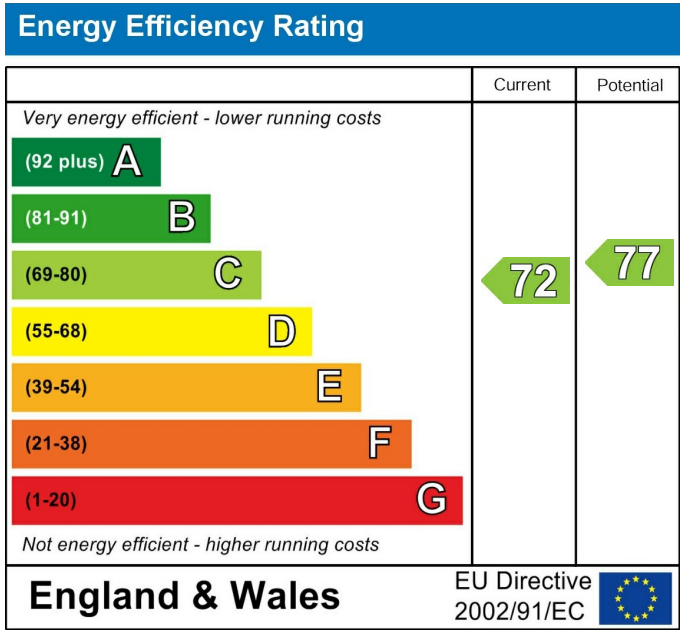
VACANT POSSESSION

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.

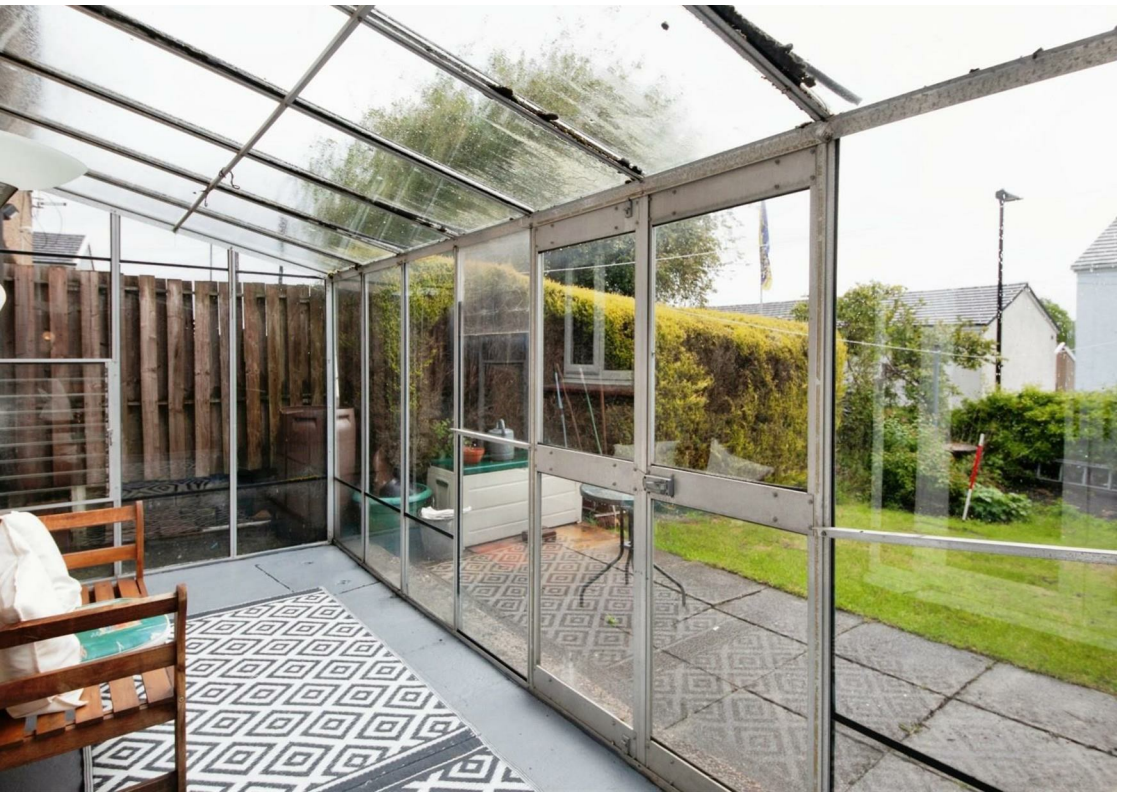
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.
















Hotpoint

















