



HUNTERS®
HERE TO GET *you* THERE

35 St. Quentin Drive, Bradway, Sheffield, S17 4PN

35 St. Quentin Drive, Bradway, Sheffield, S17 4PN

£350,000

St. Quentin Drive, Bradway, S17 is this charming detached house which would benefit from a scheme of modernisation. Boasting an open plan reception room with stunning views over the valley and three/four bedrooms making this property offer ample space for comfortable living.

As you step inside, you'll be greeted by the entrance porch, inner hallway with cloakroom/w.c. There is a door to access the utility room which in turn has a courtesy door to the integrated garage. Stairs lead up to the first floor where the breakfasting kitchen is to the rear, the living room has windowed front and rear whilst the study again has a front facing window - the study could make a fourth bedroom. Rising to the second floor are three further double bedrooms and bathroom.

The property features a well-maintained garden complete with both patio and lawned areas, perfect for enjoying the outdoors on sunny days or hosting gatherings with friends and family.

Don't miss out on the opportunity to make this delightful three/four bedroom detached house your new home where you can put your own mark. With its desirable location being close to popular primary schools and local amenities along with being on the door step of the Peak District.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29/09/1955 at a ground rent of £22 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

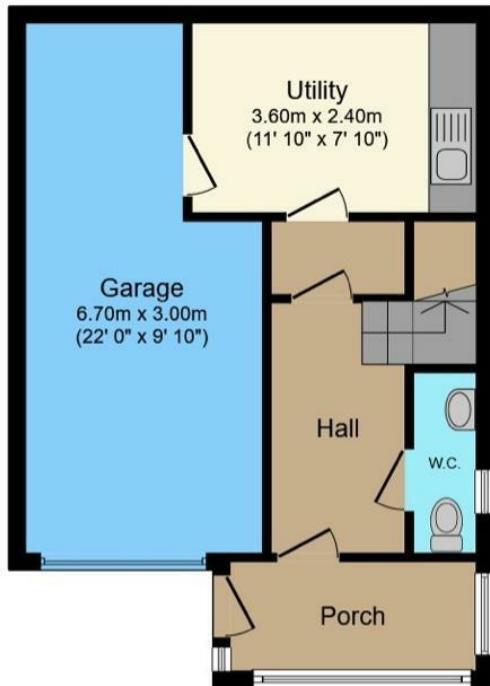
VACANT POSSESSION

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.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com

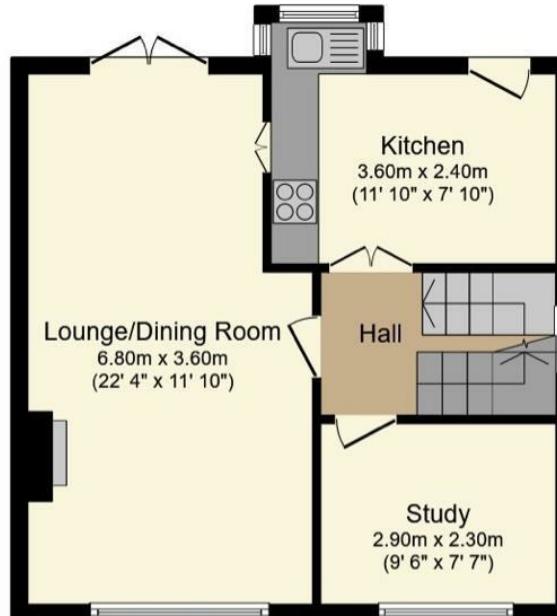


Lower Ground Floor

Floor area 42.8 m² (461 sq.ft.) approx

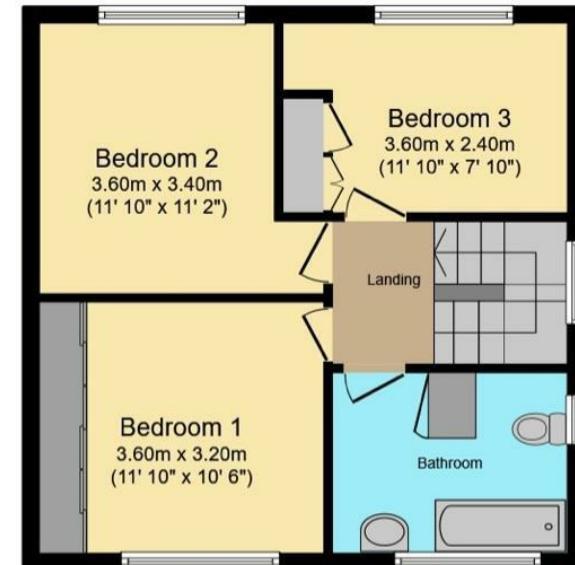
Total floor area 133.1 m² (1,432 sq.ft.) approx

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 www.focalagent.com



Ground Floor

Floor area 45.5 m² (490 sq.ft.) approx

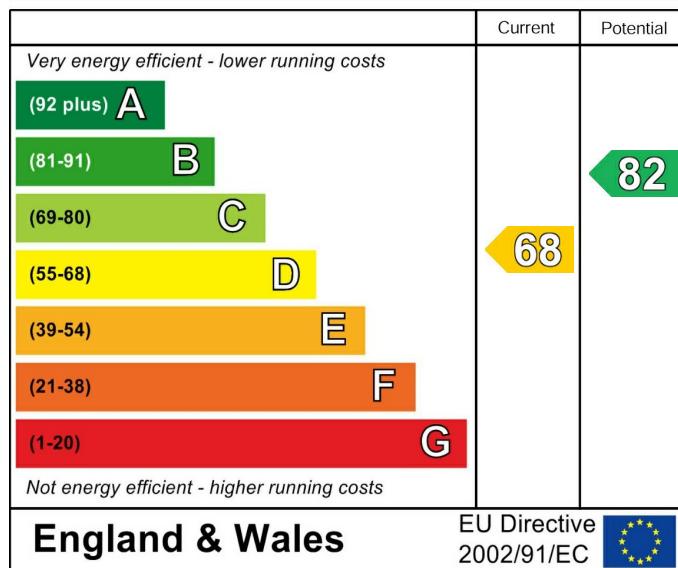


First Floor

Floor area 44.7 m² (481 sq.ft.) approx

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

Energy Efficiency Rating



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.







