
HUNTERS®
HERE TO GET you THERE
9 Studfield Hill, Sheffield, S6 4SH

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Asking Price £190,000

Hunters Hillsborough are delighted to present a delightful stone-built terraced cottage that offers a perfect blend of character and modern living. With its exposed stone walls and beams, the property exudes a quaint charm, surrounded by dry stone walls and a beautifully maintained cottage garden. Nestled in the charming area of Studfield Hill, Wisewood,

Upon entering, you are greeted by a spacious entrance hallway featuring open stairs and a glass-panelled door leading into the lounge that invites natural light into the home. The large yet cosy living room serves as a welcoming focal point, complete with a tasteful gas fire that adds warmth and comfort with exposed stone walls and plastered walls combined. The fully fitted kitchen, conveniently located just off the living room, provides access to the garden, making it ideal for entertaining or enjoying a quiet morning coffee amidst nature.

The cottage boasts two well-appointed bedrooms, including a double bedroom with built-in wardrobe space and lovely views of the garden. An additional room serves as a versatile office or nursery, complete with ample storage. The modern shower room features both a handheld and rainfall shower, along with a W/C and sink basin, ensuring convenience and comfort.

The outdoor space is equally impressive, featuring a patio area surrounded by a superb range of mature shrubs, perfect for enjoying the tranquil surroundings.

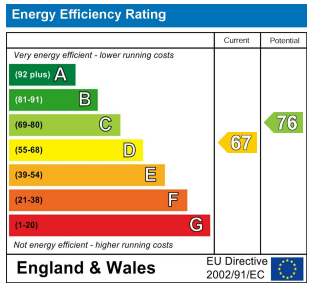
This property is ideally situated on a regular bus route, offering excellent transport links to the city centre, hospitals, and universities. The location is highly sought-after, with reputable schools nearby and delightful countryside within easy reach. Local amenities are also within walking distance, making this cottage a perfect choice for those seeking a peaceful yet connected lifestyle.

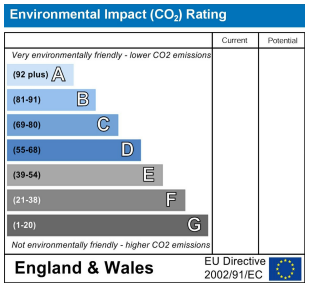
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Total floor area 59.1 m² (636 sq.ft.) approx

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.

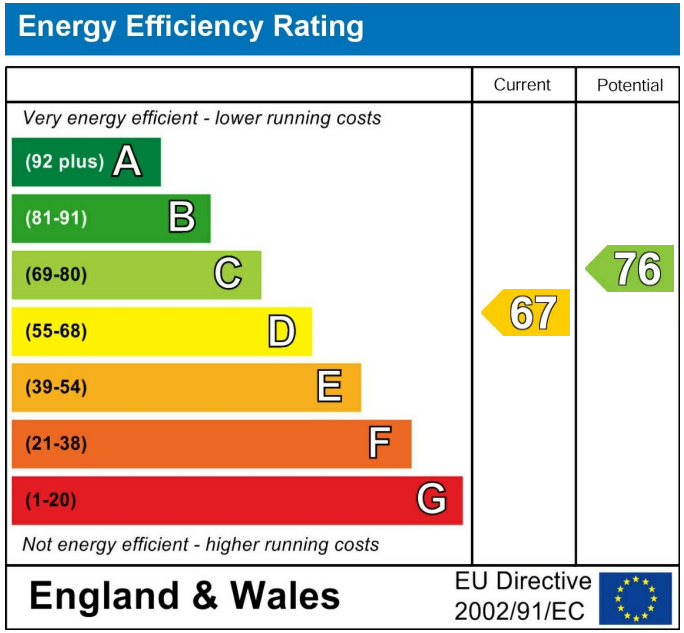
VACANT POSSESSION

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 requirement

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.





