



HUNTERS®
HERE TO GET *you* THERE

78 Fox Hill Road, Fox Hill, Sheffield, S6 1HB

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Asking Price £200,000

| COMPLETE CHAIN | DRIVEWAY AND GARAGE | Hunters Crookes are delighted to present this end townhouse on the charming Fox Hill Road in S6. This well-presented home offers an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms and a family bathroom, making it ideal for small families, couples, or individuals looking for extra room.

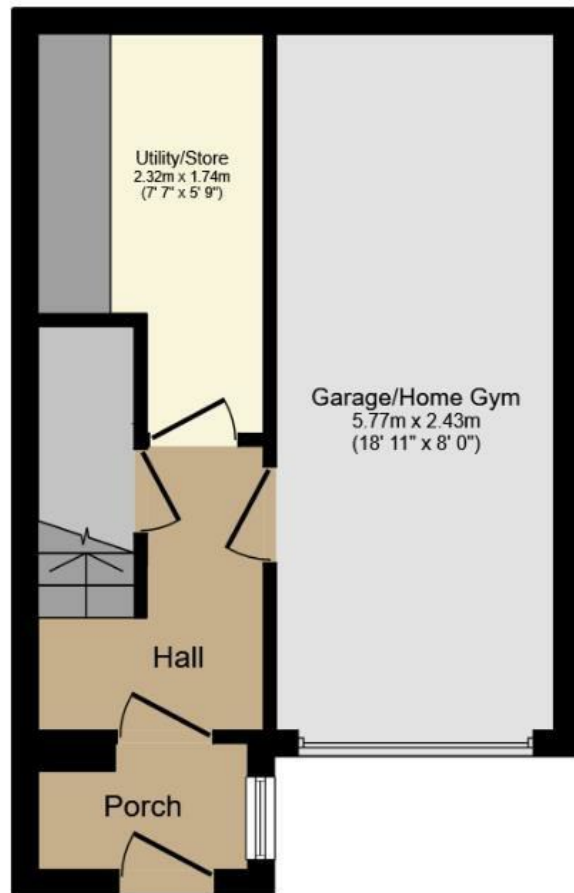
Upon entering, you are welcomed by a separate utility room, providing additional space for laundry and storage, which is often a rare find in townhouses. To the first floor, enter into the spacious lounge and through to the kitchen. The modern fitted kitchen is a standout feature, equipped with integrated appliances that cater to all your culinary needs, ensuring a seamless cooking experience. With french doors onto the garden, this spot is perfect for entertaining guests.

Step outside to discover a tiered garden complete with a patio area, ideal for enjoying the outdoors during warmer months. This outdoor space is perfect for gardening enthusiasts or for hosting summer barbecues with family and friends.

The property also benefits from a multiple vehicle driveway and a garage, offering ample parking options for residents and visitors alike. The garage can be used for a vehicle, extra storage space or a home gym.

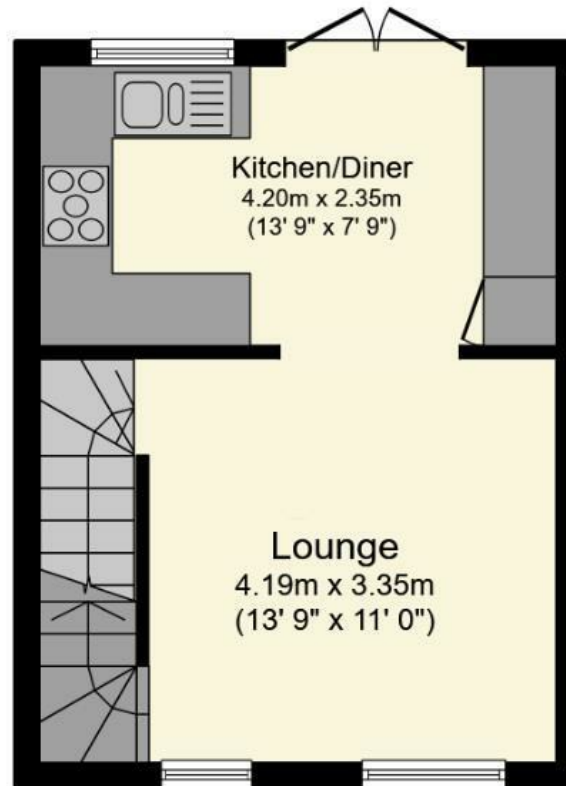
In summary, this end townhouse on Fox Hill Road combines modern living with practical features, making it a wonderful place to call home. With its convenient location and well-thought-out design, this property is sure to attract interest from a variety of buyers. Don't miss the chance to view this lovely home.

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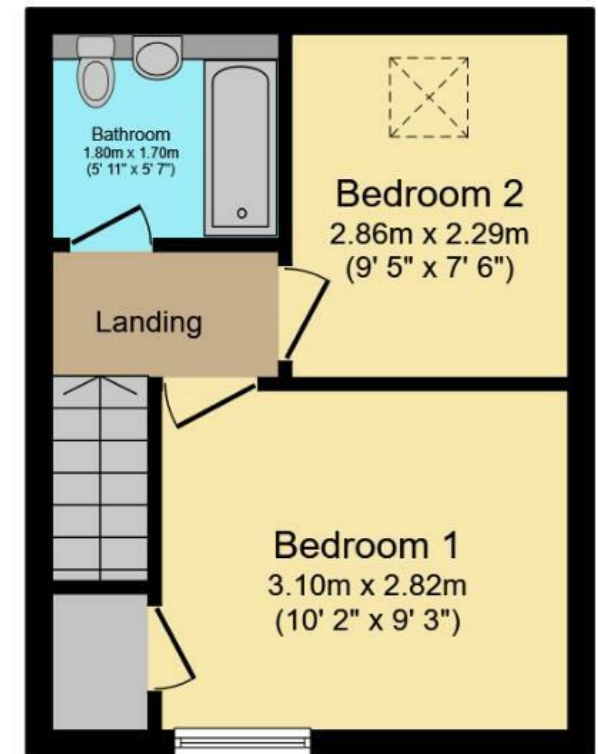
Ground Floor

Floor area 26.6 sq.m. (287 sq.ft.)



First Floor

Floor area 24.6 sq.m. (265 sq.ft.)



Second Floor

Floor area 24.6 sq.m. (265 sq.ft.)

Total floor area: 75.9 sq.m. (817 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.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 B.

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.

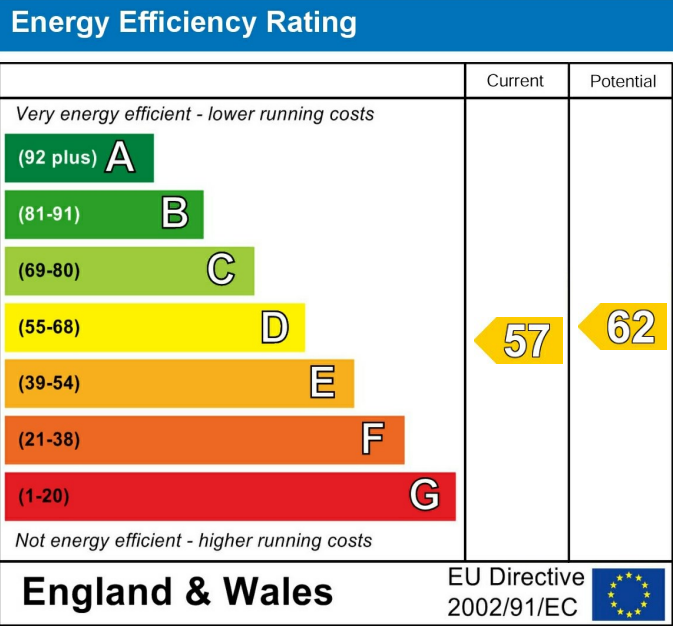
MORTGAGE FACILITIES

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.

ANTI-MONEY LAUNDERING CHECKS

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.





