



17 Hawksley Avenue, Hillsborough, Sheffield, South Yorkshire, S6 2RD

Offers In The Region Of £195,000

- MID TERRACED PROPERTY
- WELL PRESENTED ACCOMMODATION
- GAS CENTRAL HEATING
- NO CHAIN
- POPULAR RESIDENTIAL LOCATION
- TWO BEDROOMS PLUS ATTIC ROOM
- uPVC DOUBLE GLAZING
- CLOSE TO A WIDE RANGE OF AMENITIES
- YARD GARDEN
- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER

17 Hawksley Avenue, Sheffield S6 2BD

Andersons are delighted to offer for sale this extremely well presented mid terraced property, which is located in the ever popular and convenient residential area of Hillsborough. The property offers well-proportioned accommodation over three floors and benefits from a modern kitchen, stylish bathroom, gas central heating and uPVC double glazing. From Hawksley Avenue it is only a very short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of retailers, such as award winning butchers, independent galleries and gift shops, micro pubs as well as some of the usual high street names. If you work in the city centre and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop less than 350yds away.

The accommodation briefly comprises: Ground Floor; Living Room, Dining Kitchen. First Floor Landing, Two Bedrooms and a Bathroom. Second Floor Attic Room*. Outside sees a forecourt to the front and to the rear is a low maintenance yard garden



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

12'10" x 11'7"

Having a uPVC double glazed entrance door, uPVC double glazed bay window, coving to the ceiling with a feature tiled chimney stack and a central heating radiator.

DINING KITCHEN

12'10" x 12'5"

Having modern units, above and below roll top work surface with tiled splash backs.

incorporated is a stainless steel sink with single drainer and mixer taps, an electric oven with four ring gas hob and extractor fan.

Having space for a fridge freezer, space and plumbing for an automatic washing machine, a uPVC double glazed window, a central heating radiator, stripped and polished floorboards and a uPVC rear entrance door.

A trap door leads to cellar.

CELLAR

12'1" x 11'0"

Housing the gas meter, electric meter, consumer unit, a cold slab and space for storage.

FIRST FLOOR

LANDING

With a rear facing uPVC double glazed window, central heating radiator and spindle balustrade there is also a staircase to second floor with storage below

BATHROOM

11'8" x 5'5"

Fitted with a contemporary three piece suite which comprises of a paneled bath with a twin head thermostatic shower and mixer tap, a low flush w/c and pedestal hand basin. There are part tiled walls, recessed ceiling spot lights, a uPVC double glazed window and a chrome heated towel rail.

BEDROOM ONE

11'8" x 11'2"

With a front facing uPVC double glazed window and a central heating radiator.

BEDROOM TWO

10'0" x 9'5"

With a rear facing uPVC double glazed window, a central heating radiator and a built in wardrobe with storage cupboard above.

SECOND FLOOR

LANDING

With a useful deep storage cupboard

ATTIC ROOM

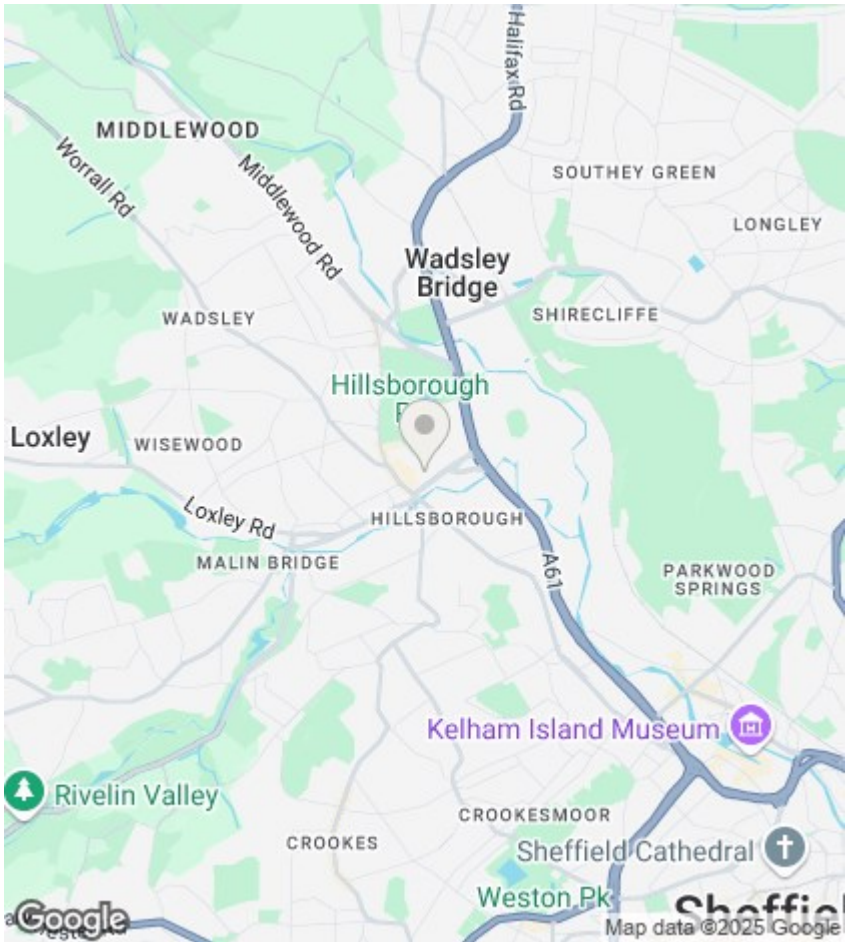
With a rear facing uPVC dormer double glazed window, a central heating radiator and useful storage in the eaves.

OUTSIDE

There is a forecourt garden to the front of the property and an enclosed yard garden to the rear with outbuilding

*GENERAL

There is no record of Building Regulations Approval being obtained for the attic room. The works were carried out before the current vendor bought the property. When he purchased the property in 2013 it was advertised as a three bedroom property and there was an indemnity policy put in place to cover any retrospective action. Further information can be provided by the agents



Directions

Viewings

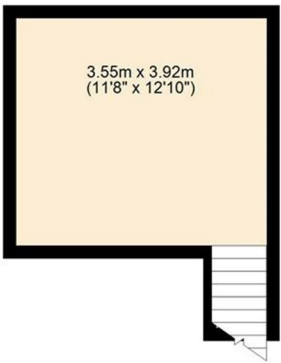
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

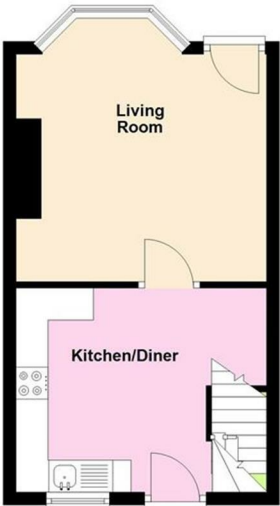
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Basement

Approx. 14.9 sq. metres (160.7 sq. feet)

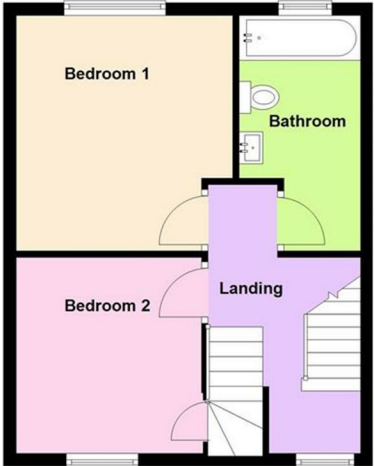


Approx. 27.1 sq. metres (291.8 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.9 sq. feet)

