



81 Dykes Hall Road, Hillsborough, Sheffield, South Yorkshire, S6 4GD £950 Per Calendar Month

- Stone fronted mid terraced
- Gas Central Heating
- Easy Access To The Supertram
- Unfurnished
- Recently Decorated Throughout
- Three bedrooms
- Well Presented Throughout
- Popular & Convenient Location
- uPVC Double Glazed

81 Dykes Hall Road, Sheffield S6 4GP

Andersons are pleased to offer for rent this charming three bedroom mid terraced property, which is located in the ever popular and convenient residential area of Hillsborough. The property offers well-presented and well-proportioned accommodation over three floors and benefits from gas central heating and uPVC double glazing. From Dykes Hall Road it is only a very short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop less than 300yds away.

The accommodation briefly comprises: Living Room, Inner Lobby, Dining Room, Kitchen and Cellar. First Floor: Landing, Bedroom One, Bedroom Two and Bathroom. Second Floor, Bedroom Three. Outside: Forecourt garden to the front and a lawned garden to the rear.

Please note interior of property has been decorated throughout and new flooring is due to be laid, internal pictures to follow.

Holding fee equivalent to one weeks rent.



Council Tax Band: A



Ground Floor

Living Room

12'4" x 11'3"

This light and airy room benefits from a front facing uPVC double glazed window with a uPVC front door with glazed top panel. There are cornices to the ceiling, a central heating radiator and an Adam style fire surround with marble effect back and hearth and a decorative fire.

Inner Lobby

With stairs leading off up to the first floor

Dining Room

12'6" x 11'3"

With a rear facing uPVC double glazed window, a central heating radiator and built in cupboards.

A door leads to the cellar head and step lead down to cellar storage space.

Cellar Area One

12'7" x 5'5"

Providing useful storage space and housing the electric consumer unit and electric and gas meters.

Cellar area two

12'7" x 4'11"

Providing useful storage space.

Kitchen

7'10" x 5'10"

Fitted with a range of white 'shaker' style units above and below granite effect roll top work surfaces with tiled splash backs. Incorporated within is a single drainer, one and a half bowl sink with mixer taps, There is a freestanding cooker, fridge freezer and washing machine, a rear facing uPVC double glazed window, a central heating radiator, tiled flooring and a uPVC entrance door. A new boiler was fitted in 2021.

First Floor

Landing

Providing access to the second floor accommodation.

Bedroom One

12'4" x 11'2"

Having a front facing uPVC double glazed window, a central heating radiator, fitted wardrobes and a deep under stair storage cupboard.

Bedroom Two

10'0" x 6'0"

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

Bathroom

9'4" x 4'3"

Fitted with a three piece suite comprising of a panelled bath with a thermostatic shower over, vanity wash hand basin and low flush w/c. There are ceramic tiles to the walls, a rear facing uPVC double glazed window, extractor fan, recessed spotlights and a central heating radiator.

Second Floor

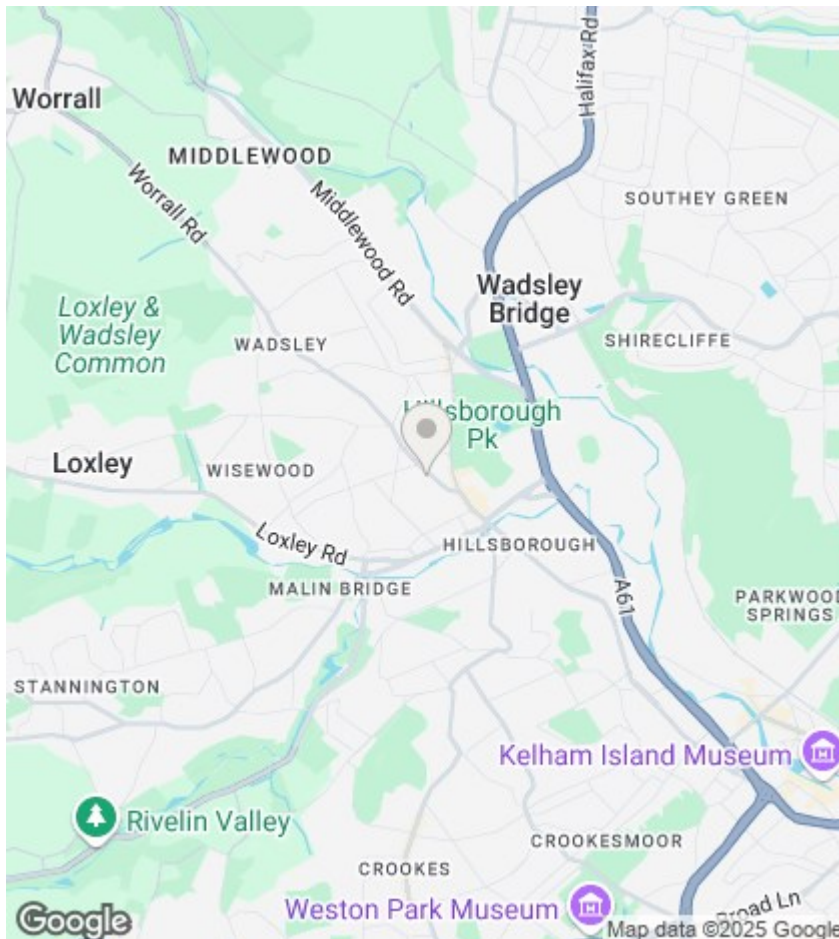
Bedroom Three

12'11"(max)x11'5"

Having a rear facing uPVC double glazed window, a central heating radiator and built in storage cupboard.

Outside

To the front of the property sees a forecourt garden behind a stone wall. There is a side access passage which leads to the rear of number 81 where there is a lawned garden with brick built store.



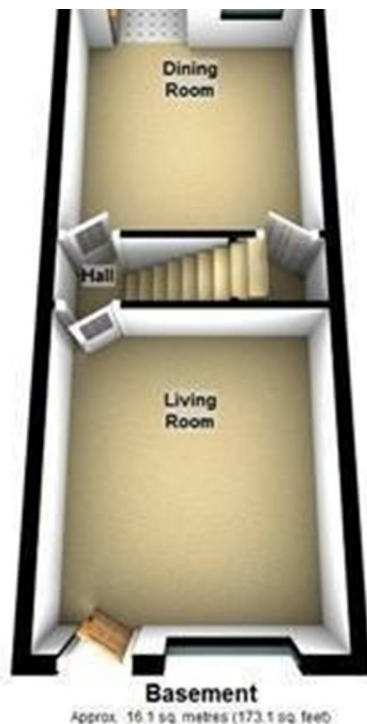
Directions

Viewings

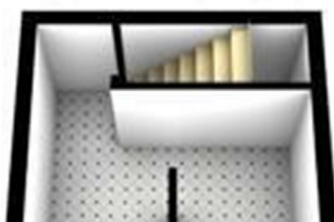
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

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



Approx. 16.1 sq. metres (173.1 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.1 sq. feet)

