

3 Kendal Place, Hillsborough, Sheffield, S6 4QJ
£230,000

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Council Tax Band: A

A modern and spacious three bedroom end terraced home which is located on a quiet backwater location in the heart of Hillsborough! Perfect for first time buyers, families or landlords, the property has modern styled kitchen and bathroom fittings, accommodation over three levels and a good sized garden to the rear to name a few highlights. Situated near to a wealth of shops, cafes and amenities, there are regular transport links including the Supertram giving easy access to the universities, hospitals and the city centre. The property is also within the catchment of the popular Malin Bridge primary school too. With double glazing and gas central heating (via a newly installed boiler) throughout, the property in brief comprises; lounge, inner hall and dining kitchen. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is an attic bedroom. Outside, there is a garden to the front and a shared passage to the side leads to the large rear garden which has a patio, lawn and a useful brick built storage room. Leasehold tenure, 800 year lease from 1905, £4.50 per annum ground rent. Freehold tenure, council tax band A. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to arrange your visit!

Lounge

Access to the property is gained through a front facing composite entrance door which leads directly into the lounge, which is a bright and spacious room and has a front facing upvc double glazed window, a feature cast iron fireplace and a radiator. A door opens to the inner hall.

Inner Hall

Having a staircase rising to the first floor accommodation and doors connecting the lounge and dining kitchen.

Dining Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a ceramic sink and drainer unit. There are integrated appliances including a fridge, freezer and dishwasher, and space to the chimney breast for a range cooker. With side and rear facing upvc double glazed windows, a radiator, tiled flooring and a useful walk in storage area. A rear facing upvc entrance door leads to the rear garden.

First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister

rail and a further staircase rising to the second floor. Doors lead to all rooms on this level.

Master Bedroom

A bright and spacious master bedroom which has a front facing upvc double glazed window, radiator and a useful walk in storage area.

Bedroom Two

The second bedroom is a larger than average single room having a rear facing upvc double glazed window and a radiator.

Bathroom

Having a modern styled suite comprising of an L-shaped bath with shower over, a vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring, tiling to the walls and a rear facing upvc double glazed window.

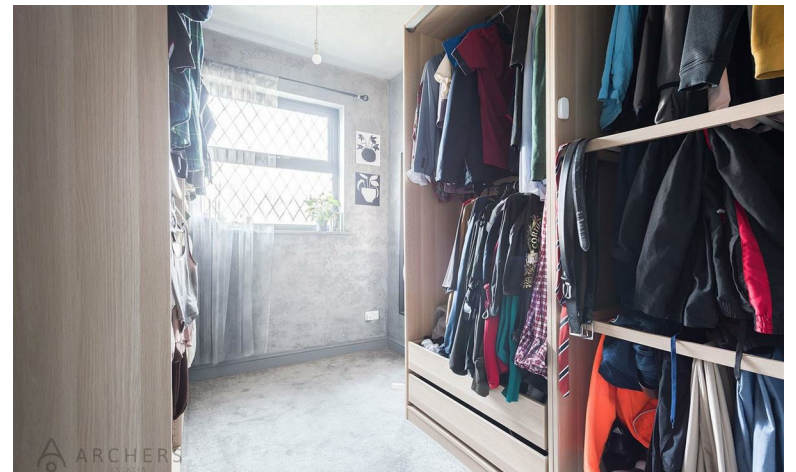
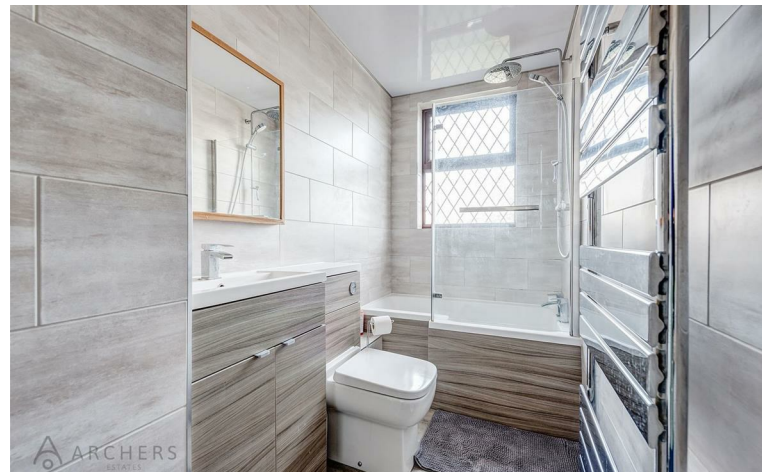
Attic Bedroom Three

A good sized attic bedroom which has a rear facing upvc double glazed dormer windows, a radiator and fitted wardrobes.

Outside

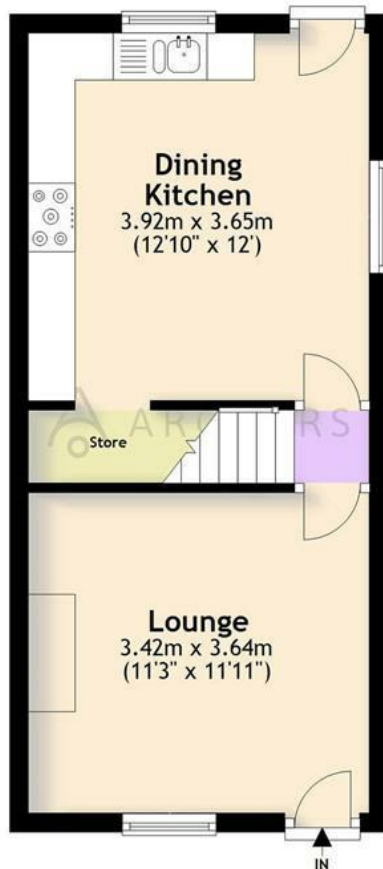
A shared path off Kendal Road leads to the front of the property where there is a small garden area and

immediate access to the front foot. A shared passage to the side leads to the rear where there is a larger than average garden area with an Indian stone patio and lawn with surrounding wall, fencing and hedges. There is also a useful brick built outbuilding ideal for garden storage (please note one unit belongs to a neighbour).



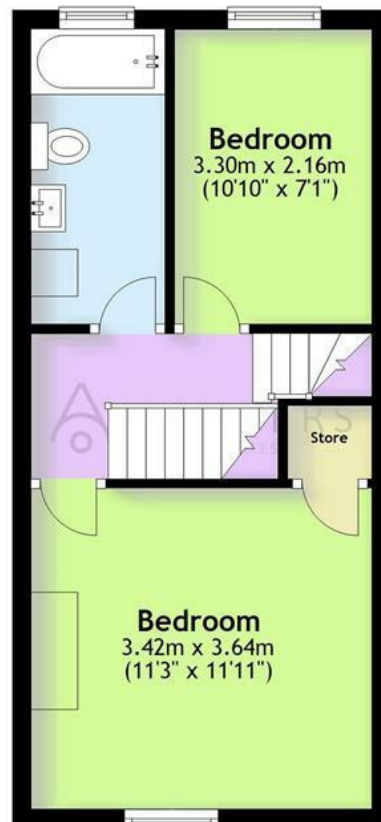
Ground Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



Second Floor

Approx. 20.0 sq. metres (215.2 sq. feet)



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		58
(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