

43 Wynyard Road, Hillsborough, Sheffield, S6 4GB

£220,000

Council Tax Band: A

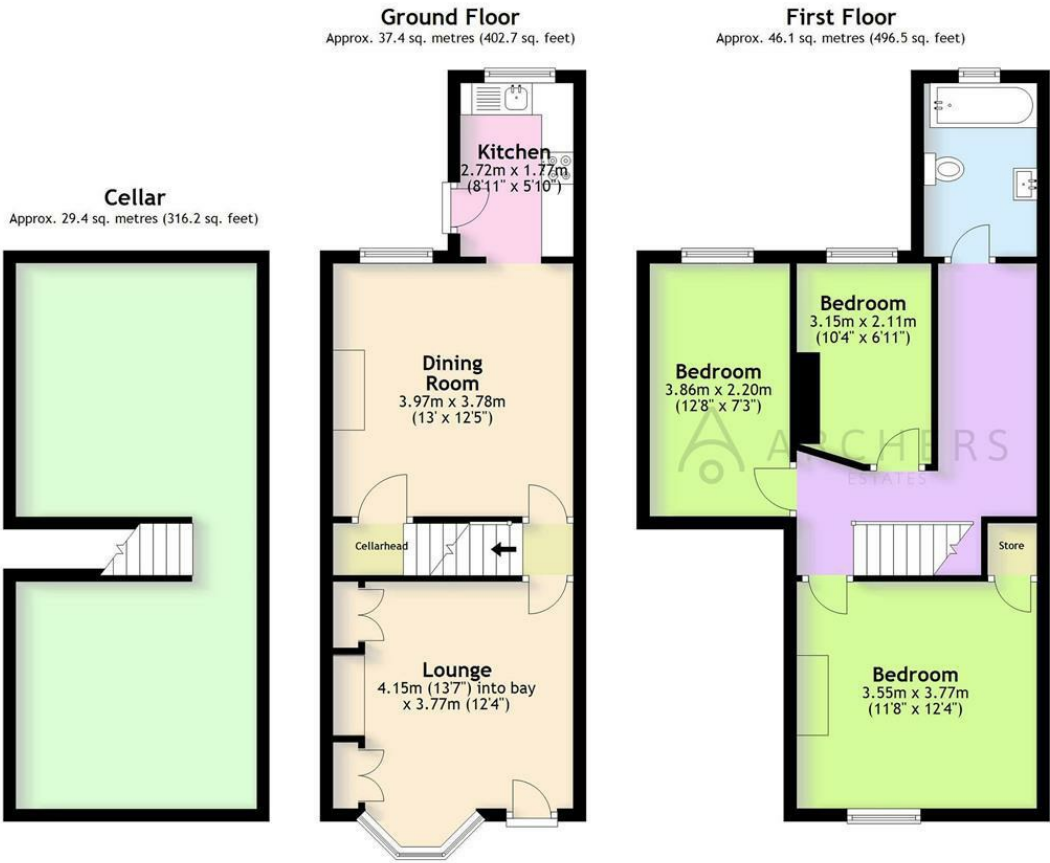
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Positioned on a popular road close to Hillsborough Park, this spacious three bedroom mid terraced home is perfect for first time buyers or families. Offering good sized rooms, a double offshot to the rear and a good sized garden, the property gives buyers the chance to put their own stamp on and is situated close to a wealth of shops, cafes and amenities, is well served by public transport including the Supertram route giving easy access to the universities, hospitals, city centre and Meadowhall, and is also within the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; bay fronted lounge, inner hall, dining room with cellar access and an offshot kitchen. To the first floor there is a larger than average landing area, three spacious bedrooms and an offshot bathroom. Outside, a shared passage leads to the rear where there is a large garden area with lawn and a private secluded area to the bottom, making it larger than most in the area. AVAILABLE TO THE MARKET WITH NO CHAIN INVOLVED. Freehold tenure, council tax band A. Contact Archers Estates to book your viewing today!



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Total area: approx. 112.9 sq. metres (1215.4 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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 48      | 54                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |