

# property details **approval form**

42 Fort Hill Road, Sheffield, South Yorkshire, England, S9 1BB

**Date:** 24 April 2025

**Property Ref and Version:** RTF115859 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £180,000-£190,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 200 years from 29 Sep 1960.

## >> **key features**

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- > Three bedroom semi detached property
- > Spacious accommodation throughout
- > Well placed to local amenities & transport links
- > Ideal purchase for the FTB/small family
- > Off road parking
- > NO CHAIN
- > EPC Rating: Awaited

## >> **short description**

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GUIDE PRICE £180,000-£190,000 - READY FOR A NEW OWNER - Located in a sought after area is this three bedroom semi detached property making the ideal purchase for the FTB/small family. Boasting spacious accommodation throughout with off road parking and rear patio...CALL TO VIEW!!!

## >> **long description**

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## >> **directions**

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## >> **Agent Note**

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## >> room description

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### **Lounge**

11' 10" into chimney breast recess x 13' 5" ( 3.61m into chimney breast recess x 4.09m )

Having a front facing double glazed window and a radiator.

### **Dining Room**

8' 5" x 9' 9" ( 2.57m x 2.97m )

Having a radiator.

### **Kitchen**

15' 9" x 16' 3" ( 4.80m x 4.95m )

Fitted with wall and base units housing the hob, oven & dishwasher with worktops housing the sink & drainer. There is also space for a fridge/freezer & washing machine. Having a side facing door and rear facing patio doors and window.

### **Bedroom One**

9' 9" x 10' 9" ( 2.97m x 3.28m )

Having a rear facing double glazed window and a radiator.

### **Bedroom Two**

10' x 10' 10" ( 3.05m x 3.30m )

Having a front facing double glazed window, a radiator and fitted wardrobes.

### **Bedroom Three**

6' 1" x 6' 9" ( 1.85m x 2.06m )

Having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing window and a radiator.

### **Outside**

To the front of the property is a lawned garden, a drive & a garage providing off road parking.

To the rear is a patio with a decked area.

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## >> **room description**

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## >> **property images**



**Your William H Brown office:** 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR  
**T** 01709 829935 **E** rotherham@williamhbrown.co.uk



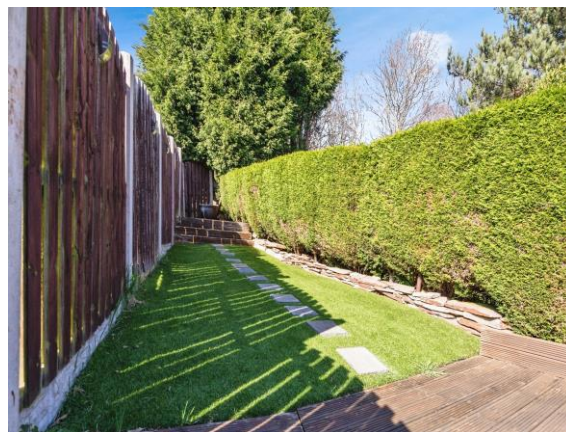
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**> > property images**

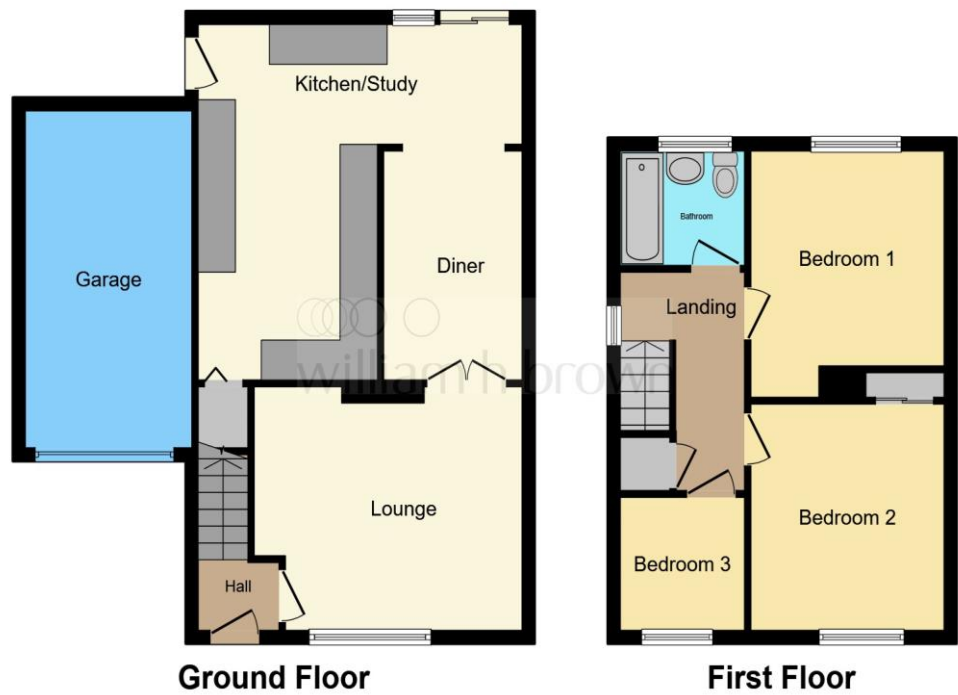
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## >> floor plan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Hayley Gill		
Mrs P. Mullen		