



Hammerton Road, Hillsborough, Sheffield, S6 2NA

THREE DOUBLE BEDROOMS | OFF SHOT MODERN KITCHEN | POLISHED WOOD FLOORS TO GROUND FLOOR | GROUND FLOOR BATHROOM

GREAT LOCATION | UNFURNISHED | GARDEN | ENERGY EFFICIENCY RATING D

£650.00 | Per Calendar Month

HUNTERS[®]
HERE TO GET *you* THERE

Hammerton Road, Hillsborough, Sheffield, S6 2NA

Hunters Crookes Lettings are delighted to market this unfurnished three double bedroom mid terrace house with modern kitchen and bathroom together with a private garden. This neutrally decorated property briefly comprises a front facing lounge, inner lobby with stairway access to the first floor and a separate dining room with built in store cupboard. There is a modern kitchen and a ground floor bathroom. To the first floor are two double bedrooms and a further double bedroom to the second floor. Outside the house has a front forecourt and a garden to the rear being half laid to lawn.

ON THE GROUND FLOOR

LOUNGE

3.45m (11' 4") x 3.37m (11' 1")

The lounge is situated to the front of the house and has a polished wood floor. There is decorative coving and a ceiling rose.



INNER LOBBY

The inner lobby has stairway access to the first floor.

DINING ROOM

3.69m (12' 1") X 3.46m (11' 4")

The separate dining room has a polished wood floor. There is a useful under stairs cupboard.



KITCHEN

2.58m (8' 6") x 1.61m (5' 3")

The off shot kitchen comprises a stainless steel sink unit with mixer tap set into a worktop with cupboards below together with space, plumbing and drainage for an automatic washing machine. A parallel worktop with cupboard and drawer below with space for a fridge and a free standing cooker. There is a range of wall cupboards and part ceramic tiled walls. The floor is ceramic tiled.



BATHROOM/W.C.

The bathroom leads off the kitchen and comprises a white suite of bath with shower over, pedestal wash hand basin and a low flush w.c. The floor is ceramic tiled and the walls are part ceramic tiled. There is an electric extractor fan.



ON THE FIRST FLOOR

LANDING

The first floor landing has stairway access to the second floor.

MASTER BEDROOM

3.45m (11' 4") x 3.38m (11' 1")

The master bedroom is to the front and has a feature cast fire place together with a built in wardrobe.



BEDROOM NO.2

3.45m (11' 4") x 2.92m (9' 7")

The second double bedroom is to the rear and has a wood effect laminate floor. There is also a range of built in double door wardrobes.



ON THE SECOND FLOOR

BEDROOM NO.3

The third double bedroom has a rear facing velux roof light.



OUTSIDE

To the front is forecourt with a prevent hedge providing privacy to the lounge. To the rear is a paved seating area and an area laid to lawn.

GENERAL REMARKS

TENURE

The property is available on an exclusive rent of 6 -12 month on an UNFURNISHED basis.

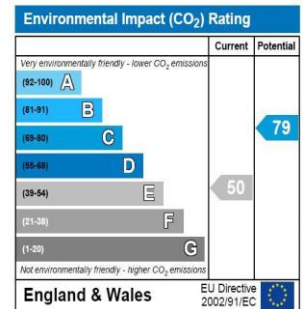
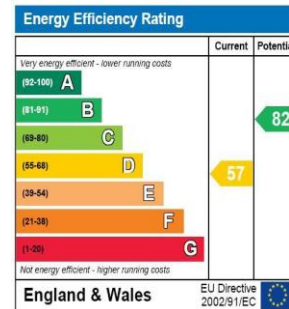
RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

CENTRAL HEATING AND DOUBLE GLAZING

The property has the benefit of gas fired central heating with panel radiators throughout and the windows throughout are upvc framed sealed unit double glazed replacement units.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 13.00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.