



HUNTERS
FOR SALE

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33 Hawksley Avenue, Hillsborough, Sheffield, S6 2BD

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Asking Price £220,000

Hunters Hillsborough are delighted to market this recently refurbished, three bedroom, bay windowed end terrace house. The property is situated on a no through road and neutrally decorated throughout with a contemporary quality finish, briefly comprises;

A side entrance lobby with stairs to the first floor and doors to both the living room and dining kitchen. The front facing living room has a bay window and chimney breast whilst to the rear is a dining kitchen with matching wall and base units together with an integrated fridge freezer, oven and hob. Stairs from the kitchen lead down to a cellar in the basement. There is an off shot utility room with further matching units.

To the first floor is the main bedroom, second bedroom and fully tiled contemporary bathroom.

To the second floor is a further bedroom having a front facing dormer window overlooking the street.

Externally the property has a small front garden with shared passageway leading to the rear where there is a level and enclosed low maintenance yard.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1922 at a ground rent of £2 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

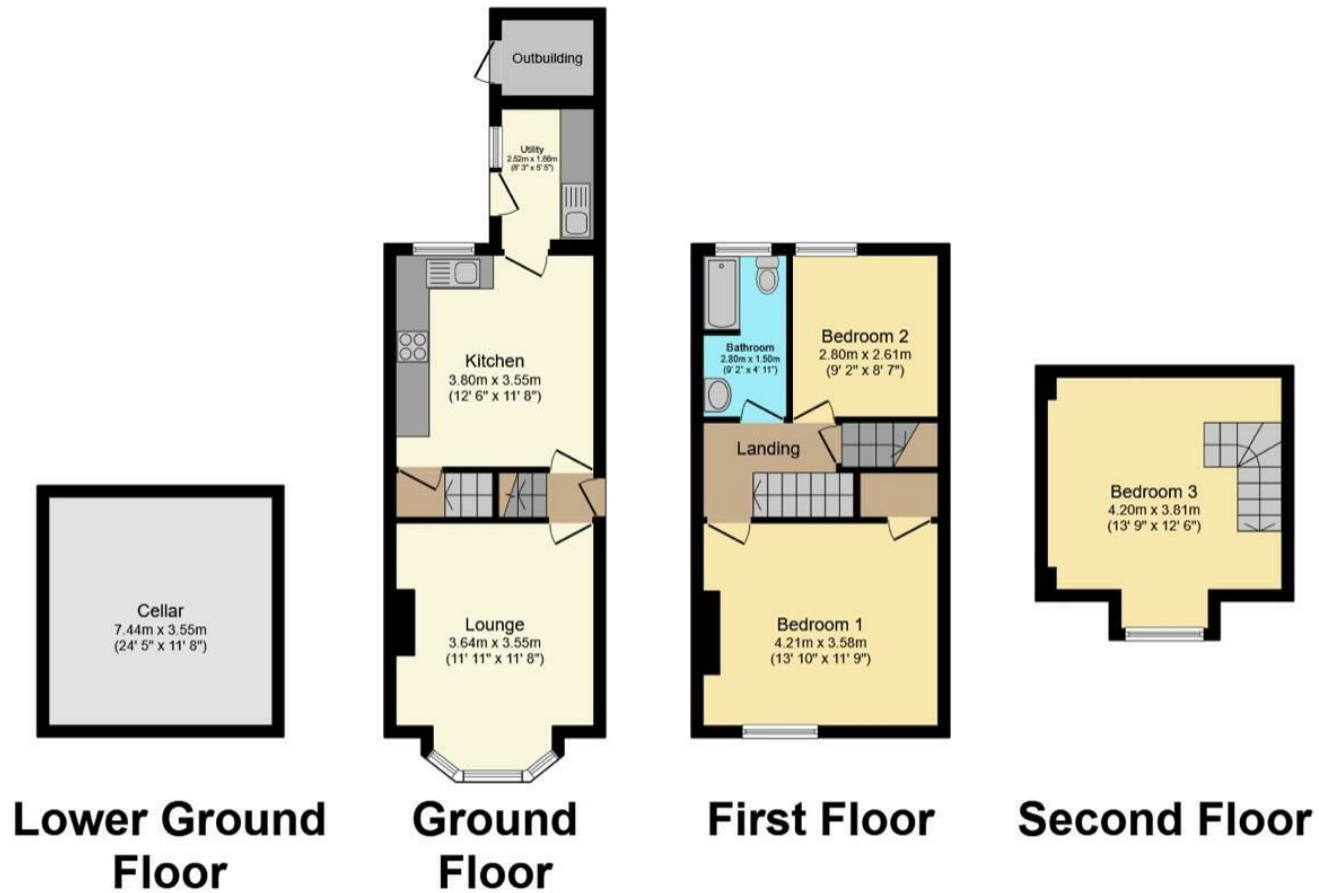
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

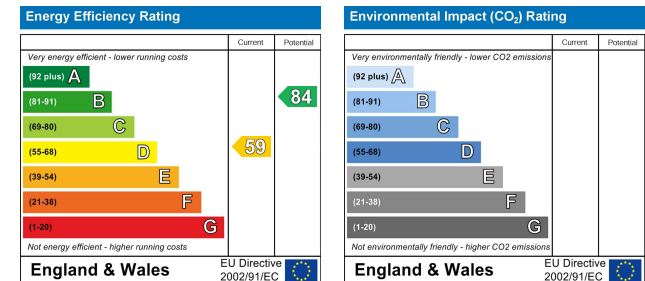
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Total floor area 110 sq.m. (1184.03 sq.ft.) approx

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).
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





