



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

60 Providence Road, Sheffield, S6 5BE

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Asking Price £275,000

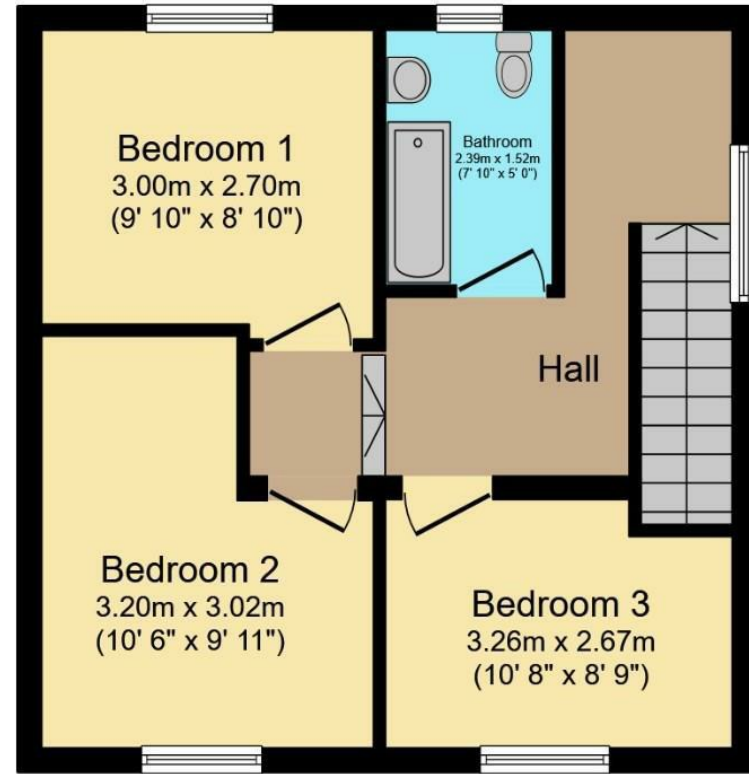
Hunters Hillsborough are delighted to present a three double bedroom stone built, semi detached period home in the highly desirable area of Walkley. Originally two terrace homes the property is oozing with character and has the added benefit of a good size rear garden. Entry to the property via the front door into the lobby with stairs rising to the first floor. A door takes you through to the open plan living space with a desirable kitchen featuring high gloss fronts and accompanying work surfaces. Integrated appliances include an electric oven, gas hob and a dishwasher. Access to the garden via the back door. Leading off from the kitchen is a utility area with plumbing and a downstairs W/C. The lounge/diner is a relaxing space with dual aspect windows. Chimney breast feature with tiled hearth and space for dining and lounge furniture. Upstairs are three double bedrooms and the family bathroom with white three piece suite comprising bath, shower over bath, W/C and sink basin. Low maintenance rear garden with pebbled paths leading to patio areas and planting beds. Fences and a gate leading to the side of the house.

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**Ground Floor**



**First Floor**

Total floor area 75.6 sq.m. (814 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). Powered by [www.focalagent.com](http://www.focalagent.com)

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## LOCAL AREA

Providence Road is located close to the green space of Bolehills Park and a short stroll to Rivelin Valley.

Walkley main shopping centre is close by with a good range of amenities including public transport links.

## GENERAL REMARKS

### TENURE

This property is Freehold

### 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



















