



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

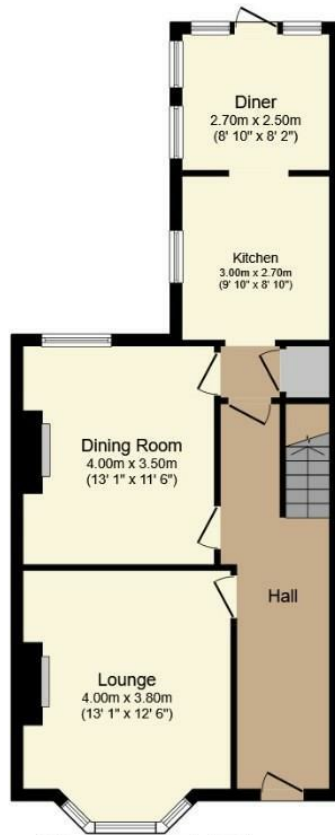
43 Overton Road, Sheffield, S6 1WG

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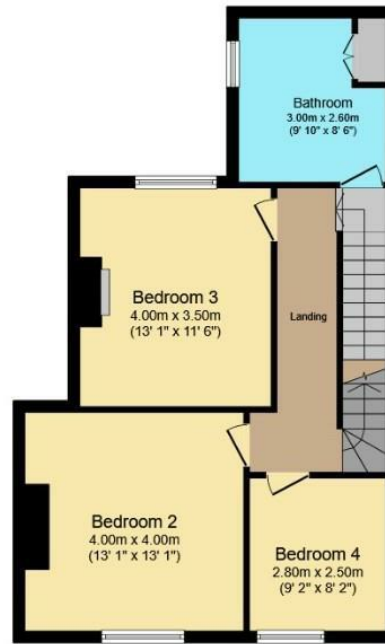
Asking Price £300,000

Hunters Hillsborough are delighted to present a four bedroom stone fronted mid terrace with original features including sash windows. Situated on the ever popular Overton Road, close to a wealth of local amenities including Hillsborough Park, viewing is highly recommended to appreciate the size of accommodation on offer. Entry to the property via the front door into a welcoming entrance hallway boasting high ceilings and giving access to downstairs rooms, a door to the cellar and stairs rising to the first floor. Bay windowed lounge with sash windows, double coving, picture rails and a free standing gas fire. Separate dining room overlooking the rear garden with a gas fire and plenty of space for a family dining table. The generous breakfast kitchen has been effectively extended to create a sun room, ideal for morning coffee that leads out to the garden. There's a fantastic range of fitted wall and base units with an integrated eye level electric oven and gas hob with under counter space for all usual appliances. The first floor offers two large double bedrooms, a single and the family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with a dormer window and eaves storage. Outside the gardens have been lovingly maintained by the current owners with the front garden having a range of mature shrubs and a gate. The rear has a secure gate leading to a patio with steps rising to the main lawn. Colourful shrubs and plants border the garden with a raised planter area at the rear ideal for vegetable growers.

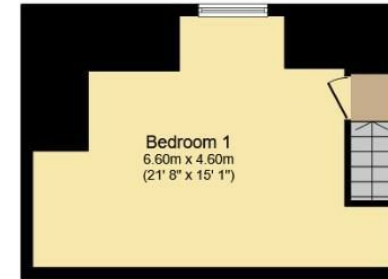
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 150.0 sq.m. (1,614 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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## GENERAL REMARKS

### TENURE

This property is Leasehold - 800 Years From 29 September 1905 with 681 years remaining at a cost of £2.50 per annum.

### RATING ASSESSMENT

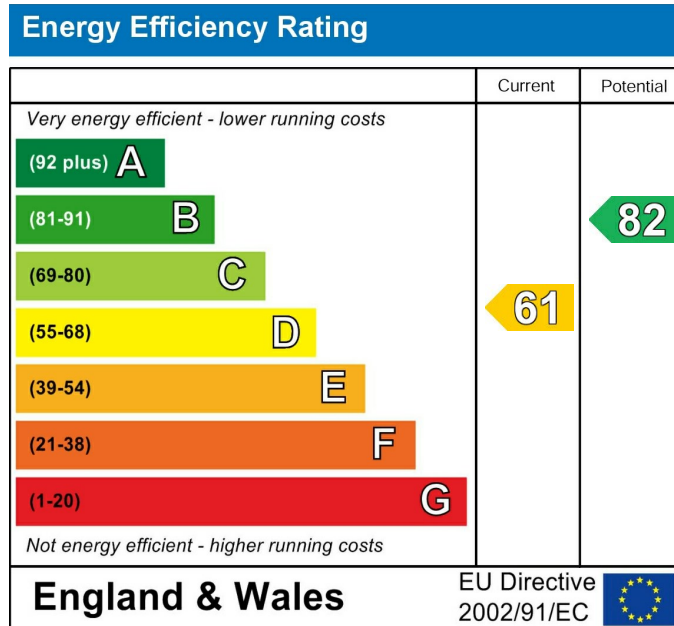
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

### 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.



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.







