



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

44 Harris Road, Sheffield, South Yorkshire, S6 1WA

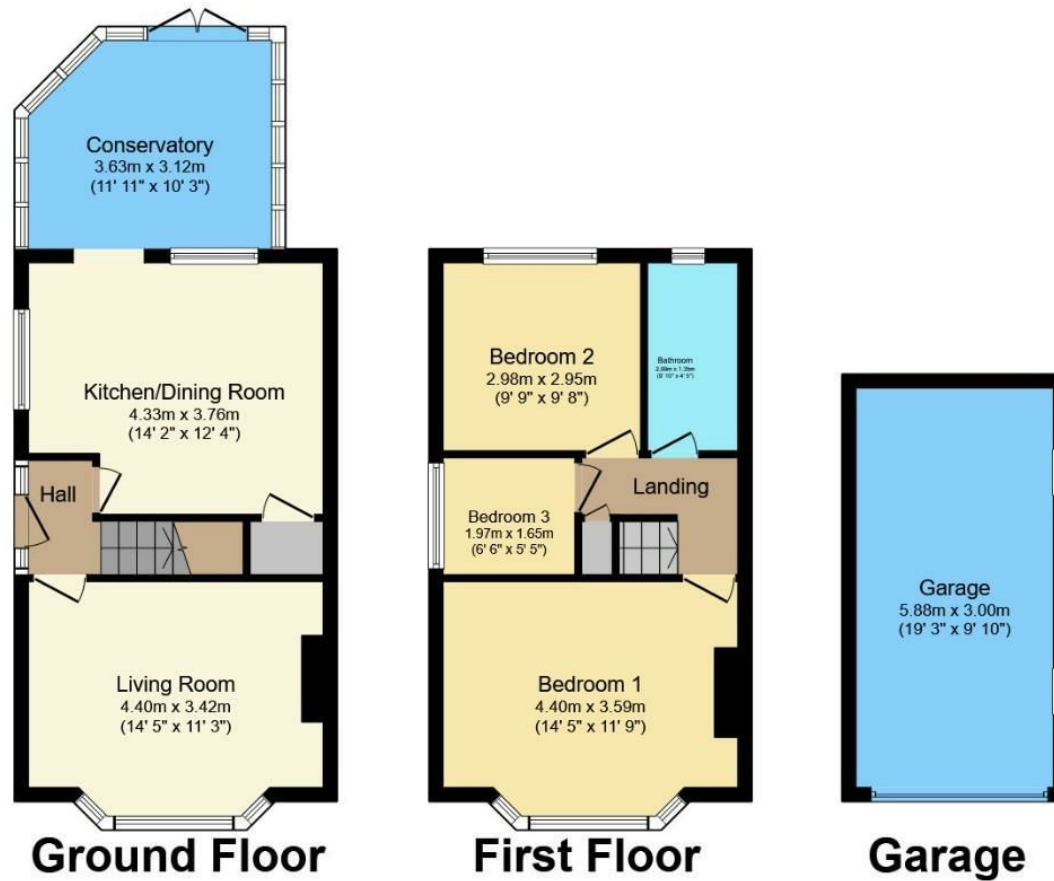
44 Harris Road, Sheffield, South Yorkshire, S6 1WA

Offers Over £280,000

Hunters Hillsborough present a superb three bedroom semi detached home ideally placed for access to the Sheffield Supertram Network and the green spaces of Hillsborough Park. The property includes a driveway and a garage with recently laid new flooring throughout most rooms in the house, viewing is highly recommended. Entry via the side door into the inner lobby with stairs rising to the first floor. Modern kitchen diner with a range of fitted units having an integrated electric oven and ceramic hob. Under counter space and plumbing for a washing machine (included in the sale) with the current vendors having a large American style freestanding fridge freezer . There's a breakfast bar ideal for morning coffee and evening meals with extra storage space. Large conservatory to the rear enjoying privacy and views of the garden. The lounge occupies the front of the house with a bay window and newly fitted bespoke blinds. Upstairs, the master bedroom enjoys a bay window with plenty of space for bedroom furniture. Good size double bedroom overlooking the rear garden and the green spaces of the allotments. Single bedroom and a family bathroom with modern decor and comprising a white three piece suite with bath, electric shower over bath, W/C and built in storage cupboards with a sink basin. Outside the property there is space for two cars. A secure gate leads down to the back garden with a good size garage and an enclosed lawn.

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





Total floor area 100.0 m<sup>2</sup> (1,077 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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## LOCAL AREA

Situated close to the many amenities Middlewood Road has to offer including Costa Coffee and an Asda supermarket. Regular public transport links. Easy access to Supertram links and Sheffield city centre. Good local schools including Marcliffe Primary and within walking distance to Hillsborough Park and Hillsborough Centre.

## GENERAL REMARKS

### TENURE

This property is Leasehold 710 years remaining and a ground rent of £2.90 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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.















