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HERE TO GET *you* THERE

463 Loxley Road, Loxley, Sheffield, S6 6RP

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Asking Price £170,000

Hunters Hillsborough are delighted to present a two bedroom mid terrace home with outstanding views of the valley. With accommodation over three floors and offered for sale with no onward chain, viewing is highly recommended. Entry via the front door into the lounge with neutral decor and access to the inner lobby with stairs rising to the first floor. A door takes you through to the kitchen diner with a range of wall and base units and space for freestanding appliances. Stunning views of the garden and beyond while you wash the dishes. Stairs down to the lower ground floor with the family bathroom comprising a bath with shower from taps, W/C and sink basin. Door out to the rear garden and a handy utility room with plumbing for a washing machine. The first floor has two good size bedrooms. Steps down from the back door into a sun soaked garden with a range of mature shrubs and plants and a path down to a greenhouse.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
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## General Remarks

### GENERAL REMARKS


TENURE The property is Freehold

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

Vacant possession upon 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**

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</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<br>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.











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