



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

103 Fox Hill Road, Sheffield, S6 1GG



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Guide Price £120,000 - £130,000

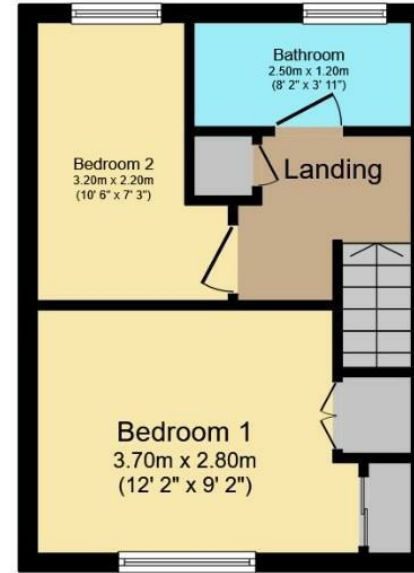
\*\*\*\*\*Guide Price £120,000 - £130,000\*\*\*\*\*

Hunters Hillsborough present a fantastic opportunity to purchase a two bedroom semi detached home in the popular district of Birley Carr, ready for the new owners to put their own stamp on it. Featuring a driveway for multiple vehicles and a conservatory, viewing is highly recommended. Entry via a gated driveway to the front door into the inner lobby with stairs rising to the first floor. Door through to a good size lounge with a bay window and plenty of space for furniture. Through to the kitchen diner with a range of wall and base units having white fronts and accompanying work surfaces with under counter space for freestanding appliances. Space for a dining table and a large under stairs storage cupboard. Large conservatory with views over the garden. Upstairs the master bedroom occupies the front of the house with two built in storage cupboards. Further good size bedroom to the rear and the family bathroom with bath, shower over bath, W/C and sink basin. Outside the property is set back from the road and has a low maintenance front garden with mature shrubs and plants. The driveway leads down through the carport to the rear garden with a selection of trees and shrubs, garden shed included in the sale and steps up to the conservatory.

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**Ground Floor**



**First Floor**

Total floor area 61.5 sq.m. (662 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 with 756 years remaining, we are currently in the process of confirming the annual fee.

### 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.

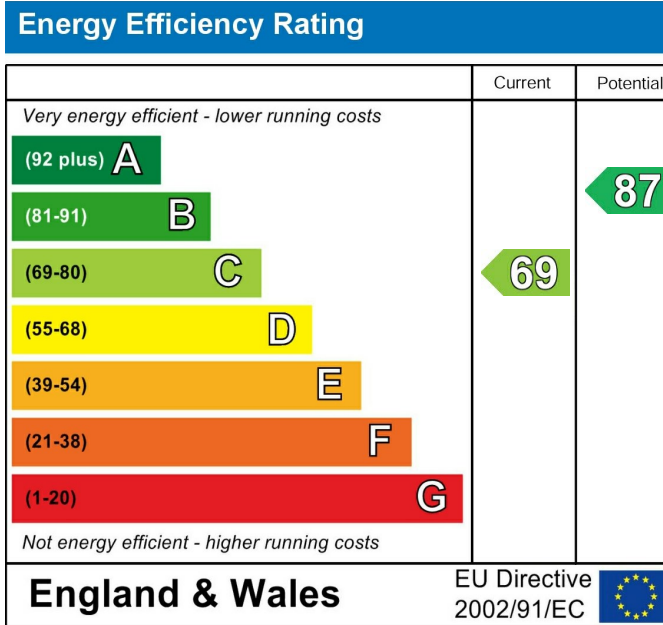
### MORTGAGE FACILITIES

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

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

### Local Area

Birley Carr is a popular district on the outskirts of Hillsborough with stunning countryside walks and good local schools. There's a selection of local pubs in the area and the Kilner Way retail park, Asda Supermarket and Sainsburys are within walking distance.



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.





