



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

60 Bradfield Road, Sheffield, S6 2BS

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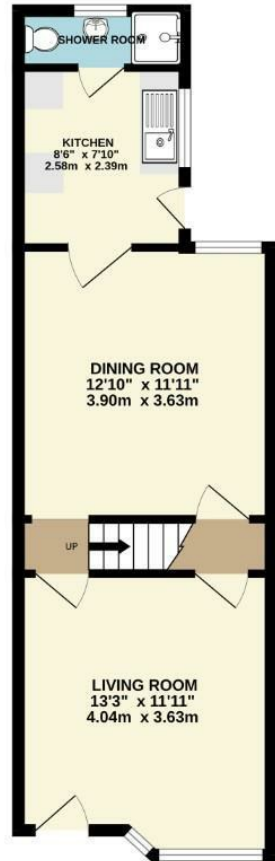
Asking Price £160,000

Hunters Hillsborough present a three bedroom mid terrace ideally placed in the centre of Hillsborough offering excellent public transport links including the Sheffield Supertram along with the many local shops, cafes and pubs that Hillsborough has to offer. Requiring a scheme of modernisation, this property would ideally appeal to investors or first time buyers. Bay windowed lounge leading into a diner with window over looking the rear courtyard. A door takes you through to the kitchen, a good size with space for all usual appliances and access to the rear garden. Shower room with W/C, sink basin and shower cubicle. The first floor has two good size bedrooms and a bathroom with a bath, W/C and sink basin. Stairs rise to the attic bedroom with a Velux window. Outside the property is set back from the road and there is a courtyard to the rear. This property is Leasehold with 675 years remaining at a cost of £11 per annum.

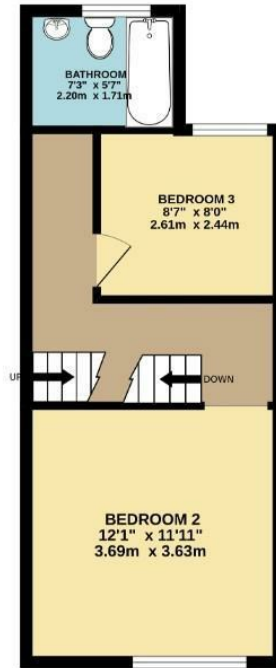
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



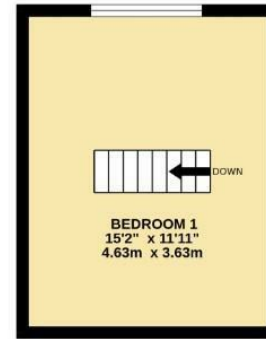
GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.




2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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.















