



HUNTERS[®]
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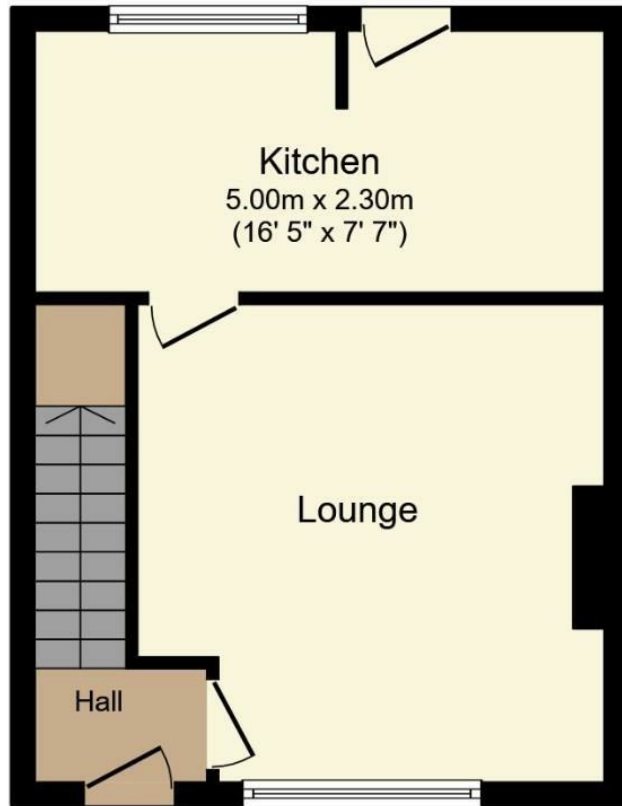
23 Boynton Road, Shirecliffe, Sheffield, S5 7HJ

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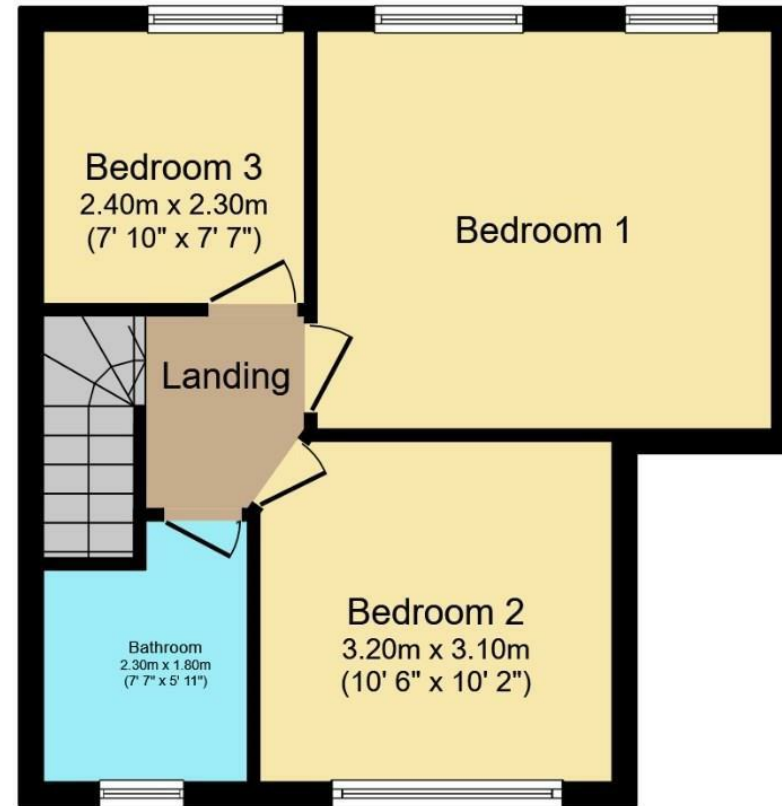
Asking Price £140,000

Hunters Hillsborough are delighted to present a three bedroom mid terrace home with off road parking and a good size garden situated in close proximity to the Northern General Hospital and good public transport links. Entry into the hallway with stairs rising to the first floor. Bright and spacious lounge with wall mounted brackets for a TV, feature wall paper and plenty of space for furniture. Through to the stunning kitchen diner with a fantastic range of wall and base units and a tiled floor. Integrated appliances include an electric oven, hob, dishwasher, washing machine and tall fridge freezer. The dining area also has a range of storage units and there is access via the back door into the garden. Upstairs there are two large double bedrooms with one overlooking the rear garden having two windows. Further good size bedroom and the family bathroom with bath, shower over bath, W/C and sink basin. Outside there is a driveway to the front with a shared passage down to the rear garden. This low maintenance garden has a large patio ideal for garden furniture and a lawn with a mature shrub border and secure fencing. The property overlooks Busk park and would be of possible interest to first time buyers, young professionals and investors, viewing is highly recommended.

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Ground Floor



First Floor

Total floor area 70.9 m² (763 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 Freehold.

RATING ASSESSMENT

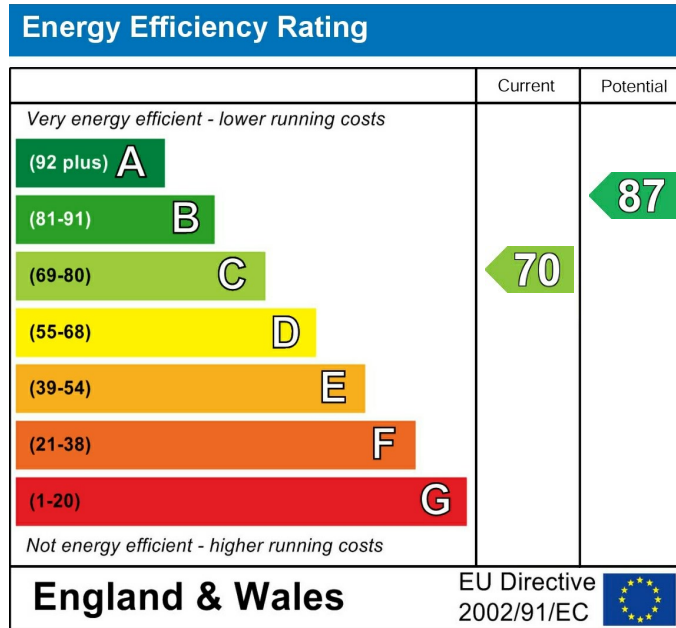
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 requirement



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.



