



HUNTERS®

HERE TO GET *you* THERE

16 Wilcox Road, Sheffield, S6 1BR

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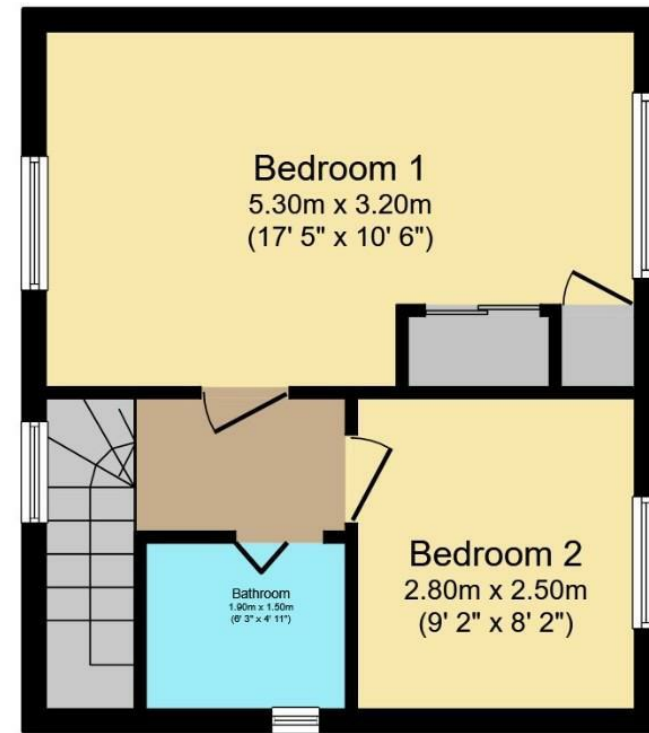
Asking Price £100,000

Hunters Hillsborough present a fantastic opportunity to purchase a good size two, previously at three bedroomed semi detached home requiring a scheme of modernisation in the popular district of Fox Hill. Situated just a stone's throw away from local shops, schools and supermarkets, this is ideal for those wanting a project to work on throughout the summer months. Entry via a side door into the inner hallway with a large under stairs storage cupboard housing the meters and fuse box. The lounge occupies the length of the house with dual aspect windows and a glass panelled internal door. Good size kitchen with a range of fitted wall and base units with space for undercounter appliances and a UPVC door leading to the back porch and the downstairs W/C. Upstairs the master bedroom mirrors the lounge with dual aspect windows, this bedroom was knocked through and was previously a double and a single bedroom. Further good size double bedroom and the family bathroom with a bath, shower from the taps, W/C and sink basin. Occupying a generous plot, outside is a driveway and a pleasant front garden with a lawn. To the side and rear you will find a detached garage, and further storage under the house. Lawn to the rear with a path down to the patio area. This property is offered for sale with no onward chain, early viewing is highly recommended.

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Ground Floor



First Floor

Total floor area 68.1 m² (733 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

The property is situated within a popular area and is within walking distance to local schools, shops, supermarkets and open countryside. Excellent transport links via Fox Hill Road and Halifax Road including access to the M1 motorway network.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

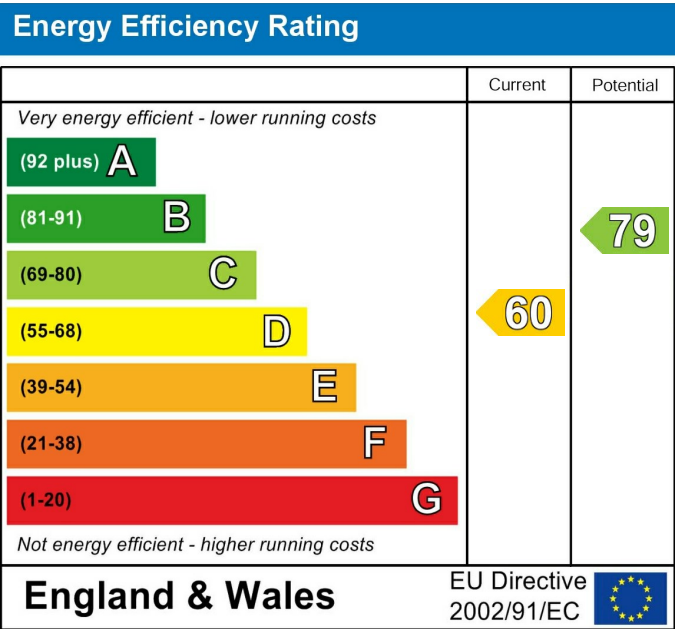
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 requirements.



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.









