



HUNTERS[®]
HERE TO GET *you* THERE

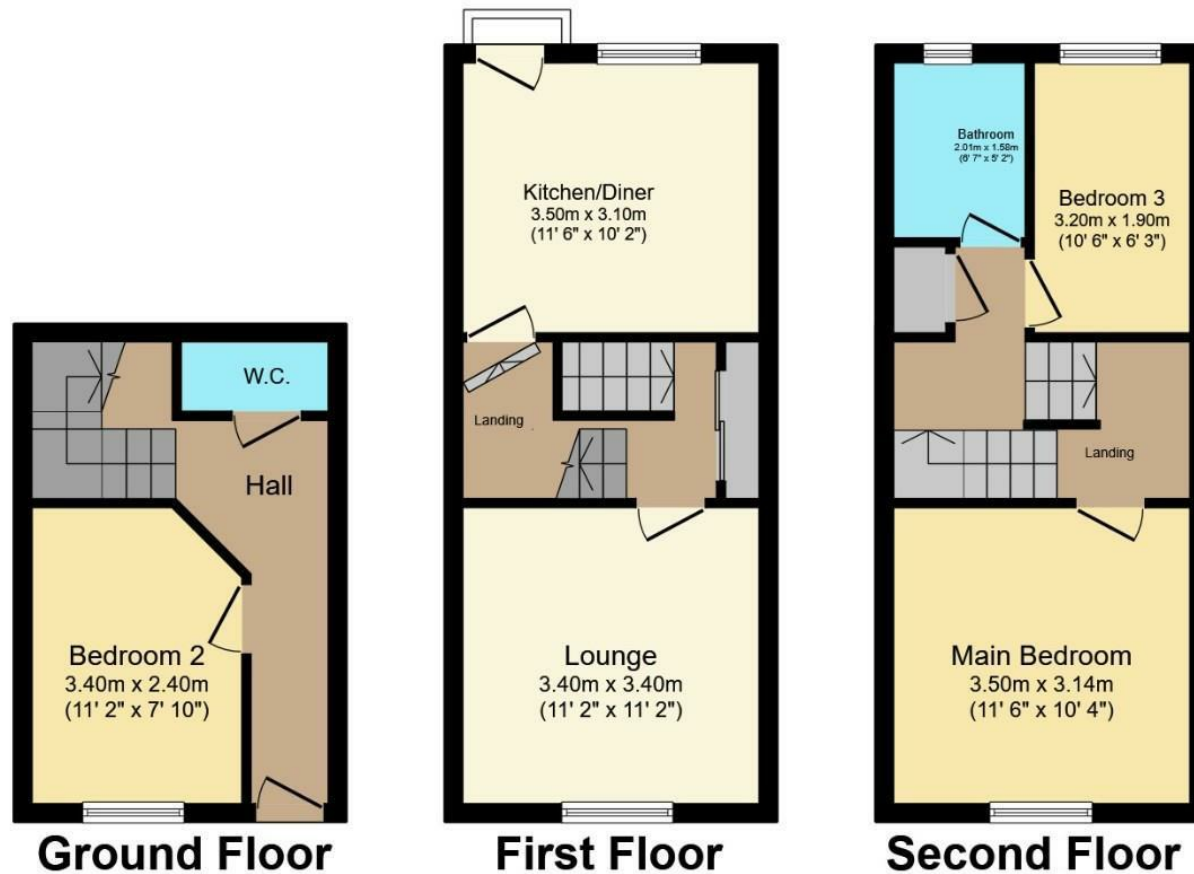
110A Upperthorpe, Sheffield, S6 3NE

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Asking Price £210,000

Hunters Hillsborough are delighted to present a modern three bedroomed end townhouse with accommodation over three floors situated in the highly popular district of Upperthorpe that sits within the Birkendale conservation area. Offered for sale with no onward chain and including an allocated parking space, an early viewing is highly recommended. Set back from the road, access via the front door or via the rear from the parking spaces on Birkendale. The ground floor offers a good size double bedroom and a separate W/C and sink basin. Stairs rise to the first floor with a breakfast kitchen having a good range of wall and base units and oak veneer work surfaces. Integrated electric oven and gas hob with space for freestanding appliances. A handy storage cupboard on the first floor landing and access to the front facing lounge offering views over the city due to the elevated position. Stairs rise to the second floor. Master bedroom with more elevated views and further good size bedroom to the rear. Family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Outside the property has a delightful low maintenance front garden. Access to the rear via a ginnel at the end of the block. Tiered garden with steps leading up to a decked area ideal for garden furniture, mature shrubs and a lockable storage unit. Beyond the garden steps lead up to Birkendale with a private parking space and room for a potential garage subject to relevant planning permission.

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Total floor area 75.8 m² (816 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

Situated within walking distance to the Tesco Supermarket on Infirmary road along with the Sheffield Supertram Links and the highly desirable Kelham Island district. Close to the local amenities on South Road in Walkley and easy access to local parks including Pond de Rosa, Ruskin and Crookes Valley.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

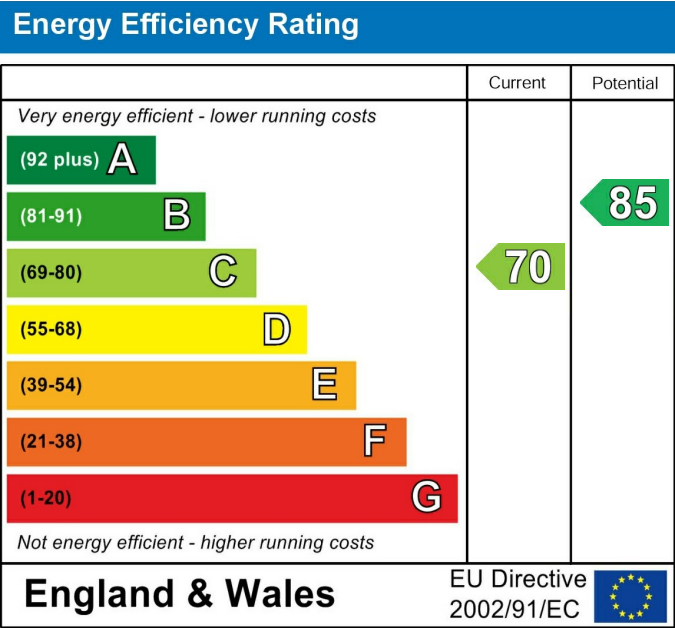
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.





