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HERE TO GET *you* THERE

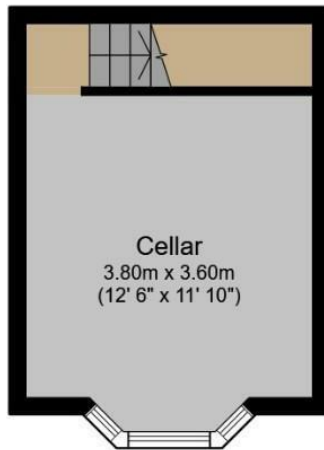
42 Parkview Road, Sheffield, South Yorkshire, S6 2AU

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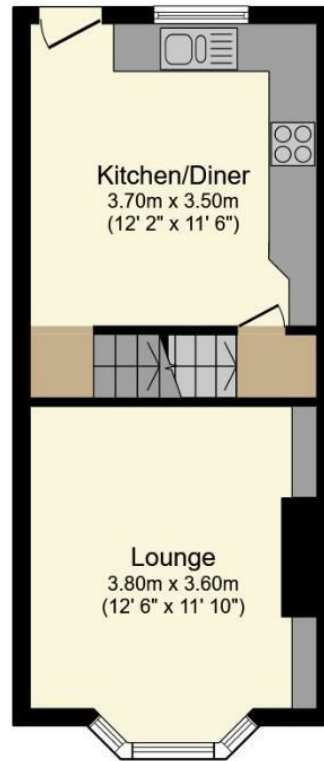
Asking Price £220,000

Hunters Hillsborough present an absolute gem of a property situated on a highly regarded road in the centre of Hillsborough. This three bedroomed end terrace home offers spacious rooms and tasteful decor, viewing is highly recommended to appreciate the size of accommodation on offer. Entry via the back door into a recently installed kitchen diner with a range of wall and base units and accompanying work surfaces. This carefully planned kitchen features integrated appliances including an eye level electric oven and microwave, dishwasher, washing machine and a fridge freezer. Access to the cellar which is a usable space and includes a fully fitted sump pump. Through to the inner lobby with a side door and stairs rising to the first floor. Superb bay windowed lounge with high ceilings and newly fitted window shutters. Focal point feature fire surround with an open fire, shelving and cupboard space either side of the chimney breast. The first floor offers the master bedroom with a deluxe cream carpet and built-in storage cupboard. Further good size bedroom and the family bathroom with bath, shower from taps, W/C and sink basin. Stairs rise to a bright and spacious attic bedroom with two velux windows and a side window. Outside to the front of the property is a small front garden with mature shrubs. A path leads down to the back garden with a concrete area, raised patio and brick outbuilding with a usable W/C.

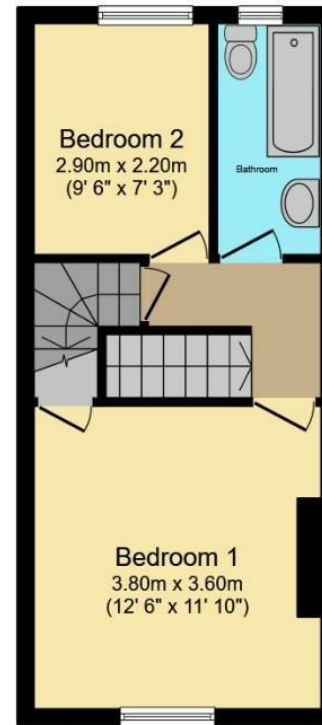
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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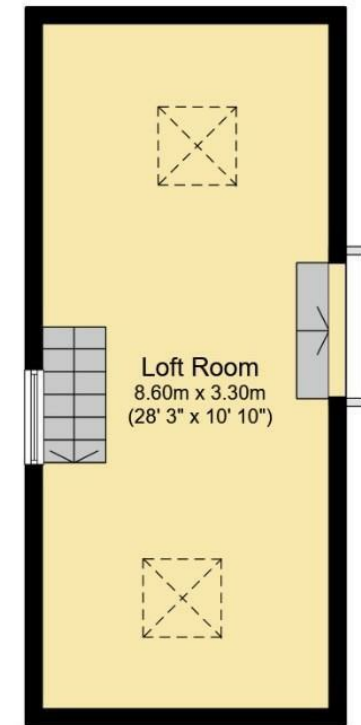
Cellar
Floor area 17.6 sq.m. (189 sq.ft.)



Ground Floor
Floor area 31.6 sq.m. (340 sq.ft.)



First Floor
Floor area 31.0 sq.m. (333 sq.ft.)



Second Floor
Floor area 31.0 sq.m. (333 sq.ft.)

Total floor area: 111.1 sq.m. (1,196 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Local Area

Parkview Road sits on the outskirts of Hillsborough Park and benefits from the many local amenities the shopping centre of Hillsborough has to offer. The sheffield Suptertram is on your doorstep along with the leisure facilities at the Hillsbroough Leisure centre.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

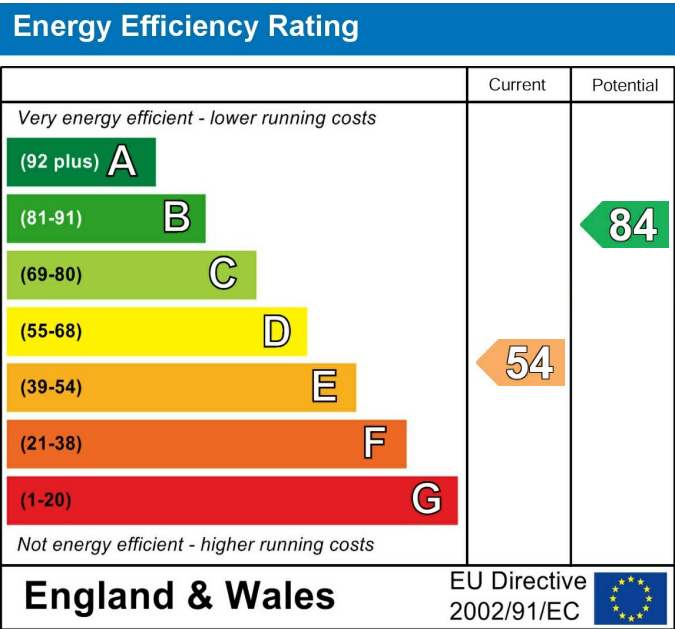
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.







