



P  
Mon - Sat  
8 am - 6:30 pm  
Parent holders  
or  
Pay at machine  
Dropkey locked  
Max stay 2 hours

24

HUNTERS®

HERE TO GET *you* THERE

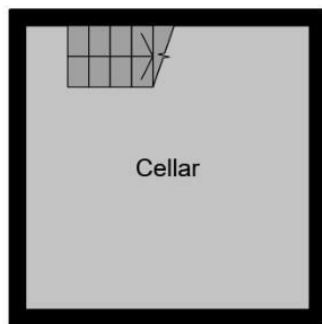
22 Hillsborough Road, Sheffield, S6 4JL

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Asking Price £220,000

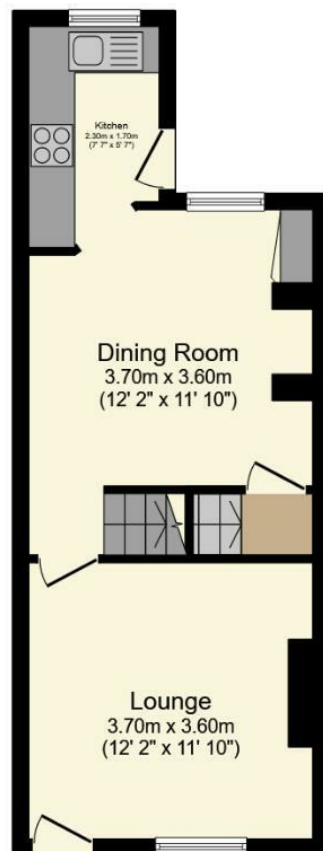
Hunters Hillsborough are delighted to present an attractive, fully refurbished, end-terraced stone fronted home situated on a highly popular road in the sought after district of Hillsborough. Finished to a high standard and offered for sale with no onward chain, viewing is highly recommended. Entry via the front door into a superb lounge with modern wall panelling, wall mounted TV sockets and front facing window. High quality Herringbone style vinyl flooring runs throughout the kitchen/diner. Bright and spacious family dining room, mirroring the lounge with panelling with an off-shot kitchen featuring a good range of wall and base units with accompanying work surfaces. Integrated appliances include an electric oven and hob and a fridge freezer with a free-standing washing machine included in the sale. Access to the cellar via the dining area and a pleasant lawned rear garden from the kitchen. The first floor offers two comfortable bedrooms, a single and a double, both benefitting new quality carpets. The family bathroom optimises space with tiling to both walls and floor with part tiling to one side and a new three-piece suite comprising bath, mixer shower over bath, W/C and pedestal sink. Super-sized attic bedroom with a Velux window and another to the side, which would make an ideal master bedroom. Outside the property offers a flagged path with access to the rear via the side of the house. The rear exterior to the property has been fully fenced and the sun-soaked garden offers an excellent area for entertaining.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
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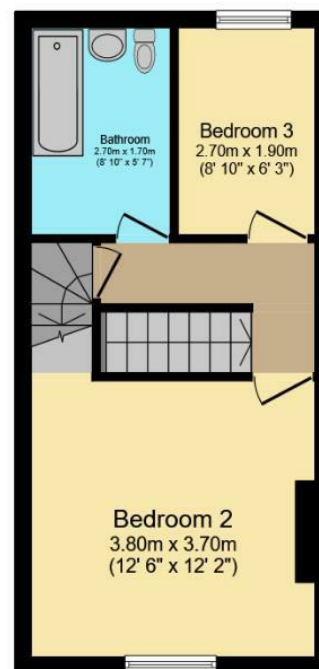
### Cellar

Floor area 13.7 sq.m. (147 sq.ft.)



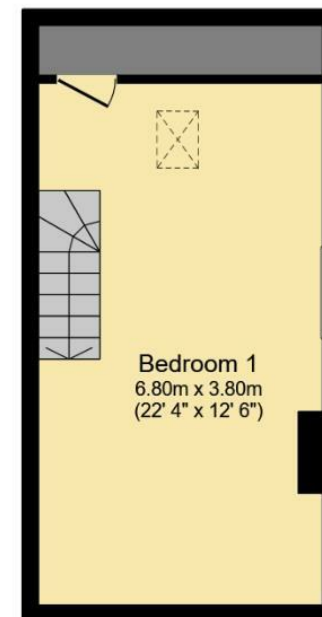
### Ground Floor

Floor area 34.4 sq.m. (370 sq.ft.)



### First Floor

Floor area 30.3 sq.m. (327 sq.ft.)



### Second Floor

Floor area 25.5 sq.m. (275 sq.ft.)

**Total floor area: 104.0 sq.m. (1,119 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](http://www.Propertybox.io)

**Local Area**

Hillsborough Road is ideally situated for the convenience of various amenities within walking distance, including the Sheffield Super tram links, Hillsborough Park local convenience shops, cafés, takeaways etc, that the Hillsborough shopping centre has to offer.

**General Remarks**

The property is Leasehold with a remaining years of 367 years.

**RATING ASSESSMENT**

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

**VACANT POSSESSION**

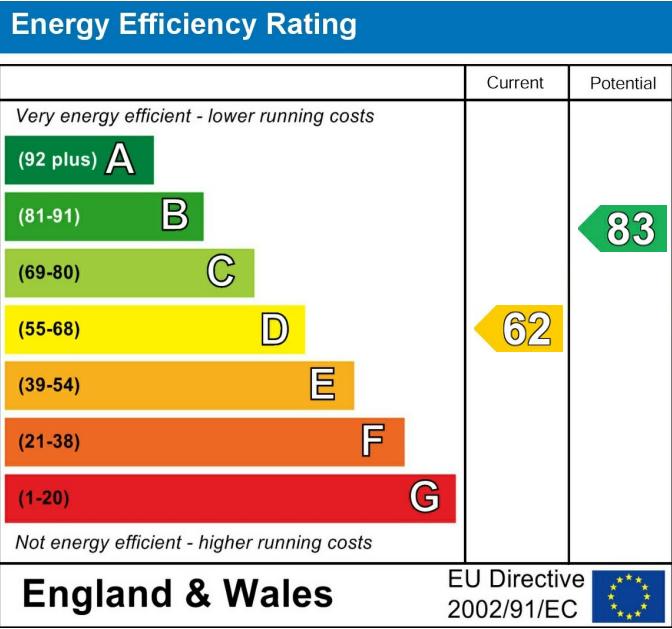
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**Anti-Money Laundering**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.









