



HUNTERS[®]
HERE TO GET *you* THERE

51 Harrison Road, Sheffield, South Yorkshire, S6 4NA

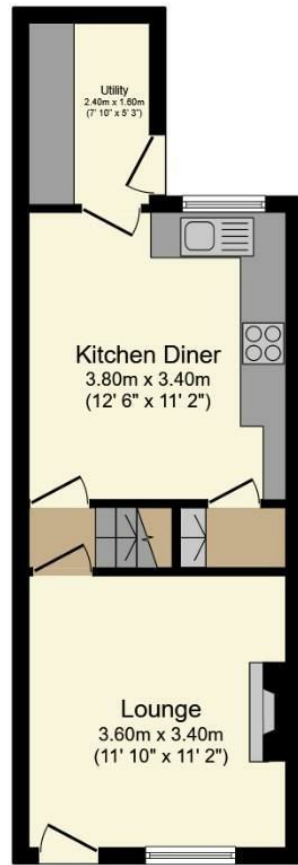
51 Harrison Road, Sheffield, South Yorkshire, S6 4NA

Guide Price £230,000

****Guide price £230,000 - £240,000****

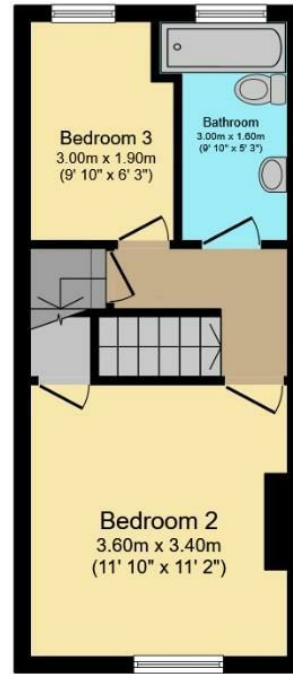
Hunters Hillsborough are delighted to present a superb stone built three bedroomed mid terrace home boasting the classic features of a late 1800's home and offered for sale with no onward chain. The property features a stunning low maintenance rear garden enjoying relaxing views across the valley along with various items of furniture available to purchase subject to further negotiations, viewing is highly recommended. Set back from the road, entry via the back door into the utility room with a range of units, plumbing for a washing machine and an integrated dishwasher. Through to the kitchen diner having a fully fitted kitchen with modern wall and base units and accompanying worksurfaces. Integrated appliances include an electric oven, induction hob, dishwasher and fridge. High quality laminate flooring runs throughout the ground floor. Access to the cellar from the kitchen diner. Door through to the inner lobby with stairs rising and through to a charming lounge with neutral decor, sunk in wooden mantle and an electric fire. Door out to the front of the property. The first floor has a relaxing double bedroom, tastefully decorated with a walk-in cupboard. Further bedroom to the rear with lovely views and the family bathroom comprising a bath, shower over bath, W/C and sleek black sink unit with storage. Stairs rise to the attic bedroom with a dormer window and eaves storage. Outside to the front is a gated paved area with steps up to the front door. The rear garden has a raised decked area ideal for garden furniture. There's a pebbled BBQ area and a lawn with a further pebbled area to the rear under a garden pergola.

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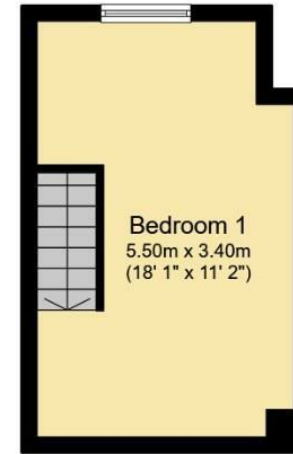
Ground Floor

Floor area 32.6 sq.m. (350 sq.ft.)



First Floor

Floor area 28.6 sq.m. (307 sq.ft.)



Second Floor

Floor area 18.1 sq.m. (195 sq.ft.)

Total floor area: 79.3 sq.m. (853 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

Harrison Road commands a convenient location with easy access to bus routes and the Sheffield Supertram network. Within walking distance to local supermarkets and the main shopping centre of Hillsborough. Rivelin Valley and Hillsborough park are ideal for out door adventures.

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

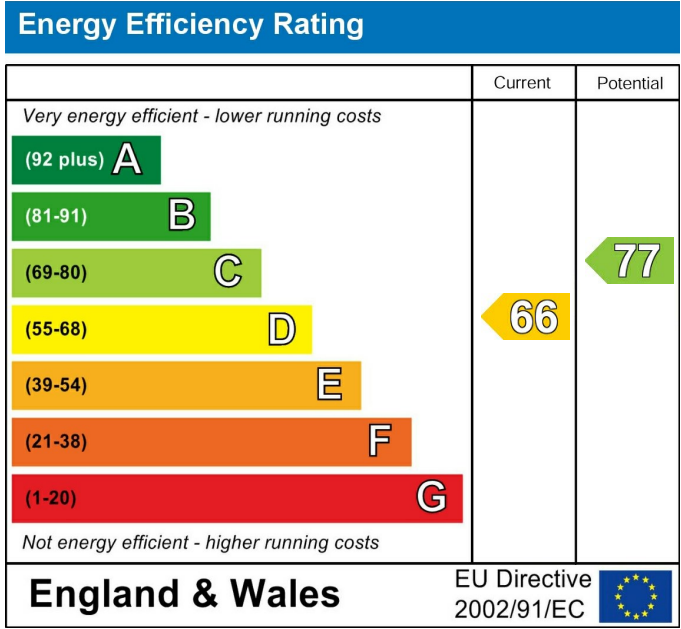
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.





