

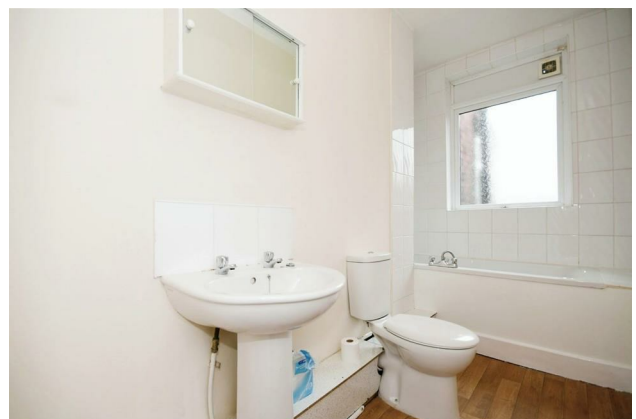
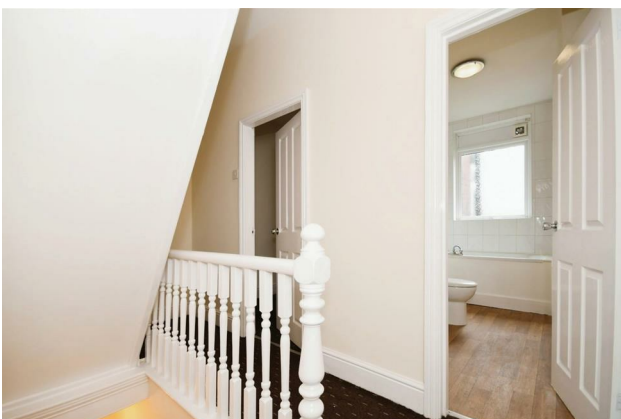
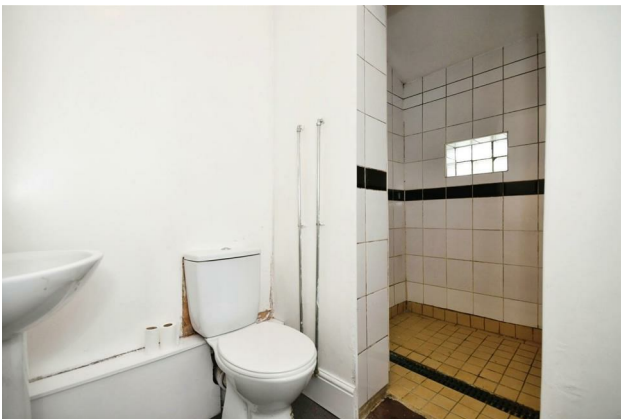
# HUNTERS®

HERE TO GET *you* THERE

117 Halifax Road, Sheffield, S6 1LB

Price Guide £165,000

Property Images



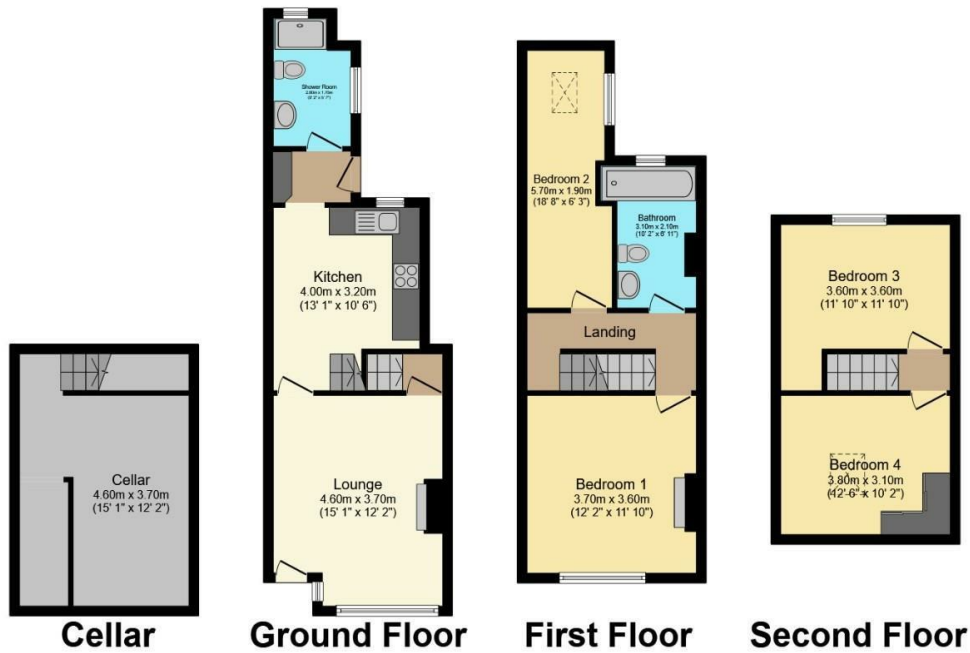
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## Property Images



## Floorplan



Total floor area 119.1 m<sup>2</sup> (1,282 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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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Price Guide £165,000 - £175,000

Hunters of Hunters Bar are excited to bring to market this newly decorated Mid-terraced 4 bedroom two bathroom mid-terrace. Ideally located in this popular and sort after suburb is this spacious four bedroom two bathroom mid terraced property. The property briefly consists of kitchen, with cellar off downstairs toilet shower room, lounge, bathroom and two double bedrooms and a further two double bedrooms to the second floor. Perfect for a professional couple, growing family or first time buyers viewing is essential to appreciate the property.

Located in the community of Birley Carr, on Halifax Road you are only a short drive into the heart of the city and beyond. There are local amenities close by including pubs and dining options, reputable schools, supermarkets, and local sports facilities. There is no shortage of parks, including Middlewood Park, Wolfe Road Park and Beeley Woods. In the catchment area for local Ofsted rated primary schools, Meynell Primary School, and Parsons Cross Church Of England Primary School

## Features

- Price Guide £165000 - £175000
- No Chain
- Four bedrooms, two bathrooms
- Ideal for Commuters
- Excellent Transport links
- Close to local amenities
- Low maintenance rear garden
- Reputable local schools
- Several parks close by