

Saxton Mee



Harris Road Hillsborough Sheffield S6 1WA
Guide Price £190,000



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Sheffield S6 1WA

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GUIDE PRICE £190,000-£200,000 Situated on this popular residential road with excellent public transport links is this three bedroom terrace property which enjoys a lovely rear garden and benefits from uPVC double glazing and gas central heating. The property has been recently modernised including a new kitchen and is tastefully decorated throughout. Set over four levels (including the cellar) the well presented living accommodation briefly comprises, front composite entrance door which opens into the lounge with a front window allowing natural light, attractive flooring, original coving, ceiling rose and alcove shelving. Access into the inner lobby with a door opening into the kitchen/diner. The kitchen/diner has a modern range of wall, base and drawer units with a contrasting oak worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated fridge, freezer, electric oven along with housing and plumbing for a washing machine. There is a rear composite entrance door and access to the cellar head with steps descending to the cellar which is of similar size to the lounge and offers useful storage. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master is a good size double and benefits from a storage cupboard under the attic stairs, while the focal point is the cast iron fireplace. Bedroom two overlooks the rear garden. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin. A further staircase rises to the second floor and attic double bedroom three which has ample storage and a Velux window.

- EARLY VIEWING ADVISED
- WELL PRESENTED, THREE BEDROOM TERRACE
- MODERNISED INCLUDING A NEW KITCHEN
- CELLAR PROVIDING USEFUL STORAGE
- THREE PIECE SUITE BATHROOM
- LOVELY REAR GARDEN
- FANTASTIC LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

A low stone wall and wrought iron railing encloses a front garden area. Shared access leads to the rear garden which is mostly laid to lawn and has a brick built outbuilding.

LOCATION

Situated in the popular residential area of Hillsborough close to Hillsborough Park, Costa Coffee and excellent local amenities. Regular public transport links. Easy access to Supertram links and Sheffield city centre. Good local schools including Marcliffe Primary.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1899 with an absent Landlord. The property is currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)

First Floor

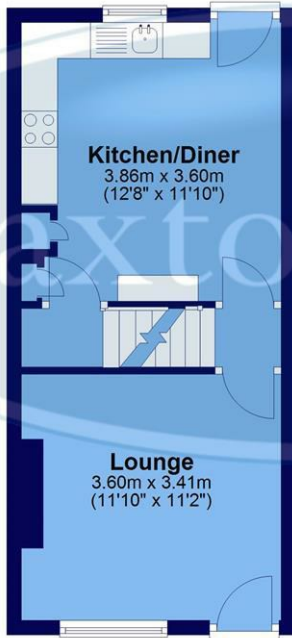
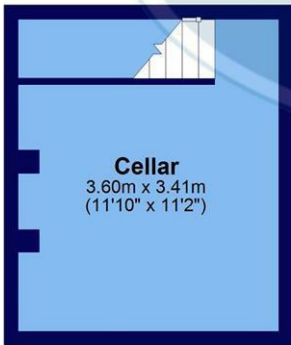
Approx. 29.8 sq. metres (320.4 sq. feet)

Second Floor

Approx. 18.0 sq. metres (193.3 sq. feet)

Cellar

Approx. 15.5 sq. metres (167.1 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	