



Dykes Hall Road Hillsborough Sheffield S6 4GQ
Guide Price £150,000

Dykes Hall Road

Sheffield S6 4GQ

Guide Price £150,000

GUIDE PRICE £150,000-£160,000 ** FREEHOLD ** Situated in the popular residential area of Hillsborough with local amenities close-by and excellent public transport links including the Supertram is this two bedroom, bay fronted terrace property which benefits from uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises rear uPVC door which opens into the kitchen which has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. There is space for an oven, plumbing for a washing machine and houses the gas boiler. There is a storage cupboard under the stairs and a trap door giving access to the cellar which is similar size to the lounge and offers useful storage. From the kitchen, access into the lounge with a bay window allowing lots of a natural light, exposed pine floorboards, original coving to the ceiling and a front uPVC entrance door.

From the kitchen, a staircase rises to the first floor landing with access into the loft space, the two bedrooms and the bathroom. The master to the front is a good size with space for furniture and exposed pine floorboards. Bedroom two is to the rear and again has the exposed pine floorboards. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO BEDROOM TERRACE
- LOUNGE & KITCHEN
- CELLAR OFFERING USEFUL STORAGE
- POPULAR LOCATION
- EASY ACCESS TO SUPERTRAM
- FANTASTIC AMENITIES IN HILLSBOROUGH
- HILLSBOROUGH PARK
- LOCAL SCHOOLS





OUTSIDE

To the front is a low wall enclosing a small forecourt and access to the entrance door. Shared access leads to the rear and a small wooden decked terrace.

LOCATION

Situated in the popular residential area of Hillsborough with an abundance of excellent amenities close-by including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Excellent regular public transport including the Supertram. Good local schools close by. Hillsborough Park, library and leisure centre. Easy access to Sheffield City Cent

MATERIAL INFORMATION

The property is Freehold and 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

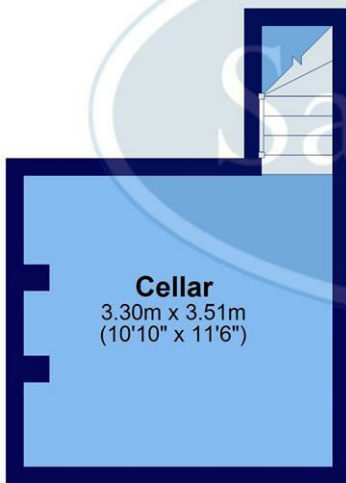
Approx. 23.6 sq. metres (254.4 sq. feet)

First Floor

Approx. 23.5 sq. metres (253.2 sq. feet)

Cellar

Approx. 13.0 sq. metres (139.5 sq. feet)



Kitchen

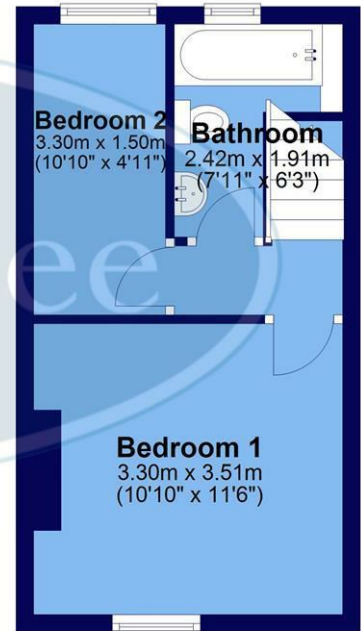
3.30m x 3.51m
(10'10" x 11'6")

Lounge

3.30m x 3.51m
(10'10" x 11'6")

Bathroom

2.42m x 1.91m
(7'11" x 6'3")



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

