



Kendal Place Hillsborough Sheffield S6 4QJ  
Guide Price £210,000



# Kendal Place

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GUIDE PRICE £210,000-£220,000 Tucked away in this popular residential area of Hillsborough is this well presented, three bedroom terrace property which enjoys gardens to the front and rear and benefits from uPVC double glazing, a newly fitted gas boiler and gas central heating. The property is extremely well presented and has been updated in recent years. Situated in this popular residential area of Hillsborough with it's excellent amenities and Supertram links close-by.

Tastefully decorated throughout, the living accommodation briefly comprises: enter though a front uPVC entrance door into the lounge with a feature cast-iron feature fireplace, which is the focal point of the room. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen/diner has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances including a dishwasher, fridge and freezer along with a cupboard with plumbing for a washing machine and space for a Range cooker with extractor above. There is a rear entrance door and an open doorway which has access to under stair storage/pantry with shelving.

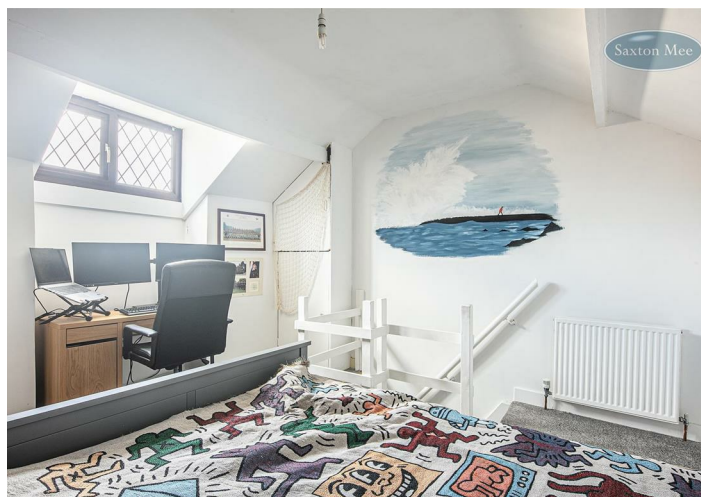
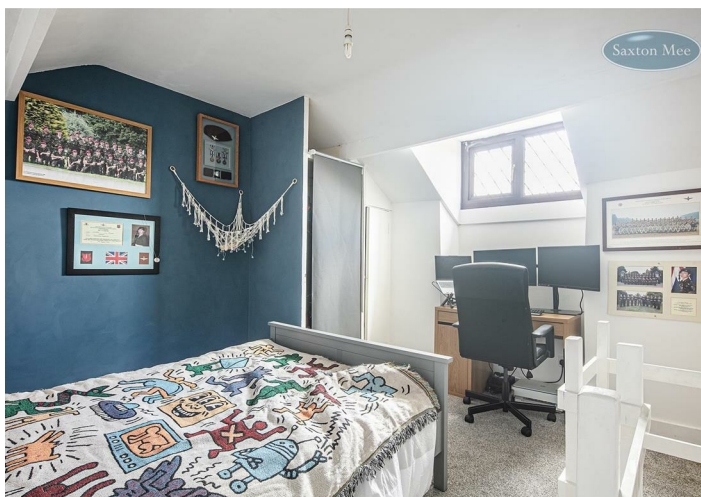
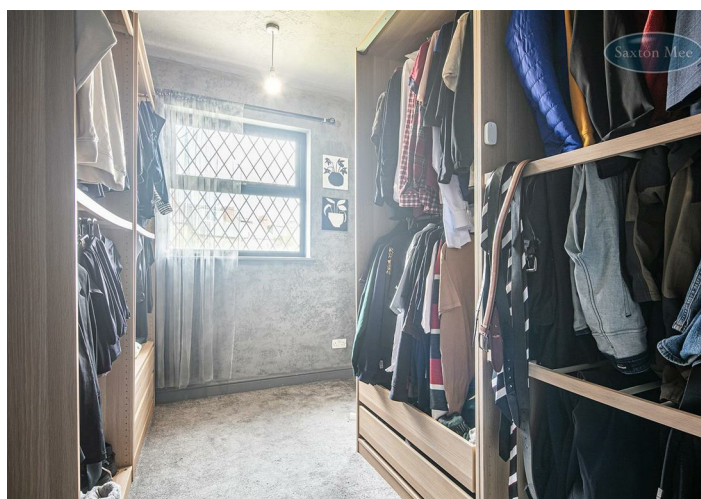
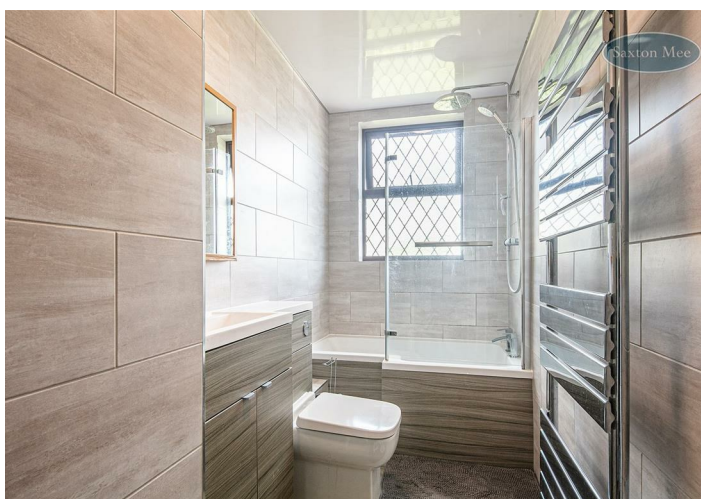
From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom is a good size and has a storage cupboard over the stairs. Bedroom two is to the rear aspect. The stylish bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and the large attic bedroom three with eaves storage, and a cupboard which houses the newly fitted gas boiler.

- THREE BEDROOM TERRACE
- LOUNGE
- KITCHEN
- LOVELY REAR GARDEN
- STYLISH THREE PIECE SUITE BATHROOM
- FANTASTIC LOCATION
- TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EXCELLENT AMENITIES IN HILLSBOROUGH
- WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE







## OUTSIDE

There is a small garden to the front. Shared access leads to the Indian stone patio, brick built outbuildings, garden shed and lawned garden.

## LOCATION

Situated within walking distance of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1905.

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. 31.1 sq. metres (334.8 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



## Second Floor

Approx. 20.2 sq. metres (217.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

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

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