



Hunter Road Hillsborough Sheffield S6 4LF
Guide Price £210,000

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GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** NO CHAIN ** EPC RATING C ** SOUTH FACING REAR GARDEN ** OVER 1000 SQ FT ** Situated on this popular residential road in Hillsborough is this stone and bay fronted three bedroom terrace property which has a south-east facing rear garden and benefits from uPVC double glazing and gas central heating. Ideally located with easy access to amenities, schools and transport links including the Supertram network.

Set over four levels (including the cellar) the living accommodation comprises: enter through a front uPVC door into the lounge which has the original coving to ceiling, a lovely bay window allowing natural light and a gas fire set in an attractive surround. A door then opens into the inner lobby with access into the kitchen/diner which has a range of units with contrasting worktops. There is housing for an oven with extractor above, housing and plumbing for a washing machine and space for a large fridge freezer. A cupboard houses the gas boiler and there is a rear uPVC entrance door. A door then opens to the cellar head with steps descending to the cellar which offers useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom has a storage cupboard under the attic stairs. The bathroom has a three piece suite including bath with shower attachment, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three with eaves storage.

- THREE BEDROOM TERRACE PROPERTY
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- SOUTH-EAST FACING REAR GARDEN
- EXCELLENT LOCATION
- SUPERTRAM NETWORK
- FANTASTIC AMENITIES
- SCHOOLS
- HILLSBOROUGH PARK & LEISURE CENTRE





OUTSIDE

To the front is a forecourt with access to the entrance door. Shared access leads to the south-east facing rear garden which is mostly laid to lawn.

LOCATION

Situated in the heart 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. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

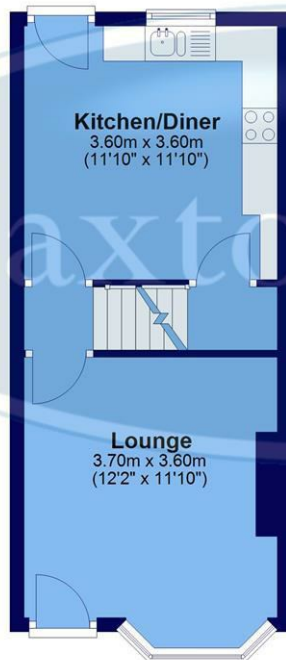
Greg Ashmore MNAEA

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.



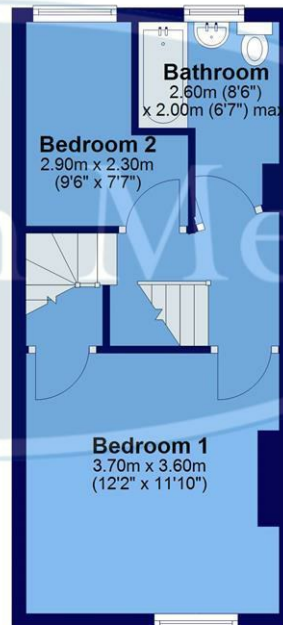
Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



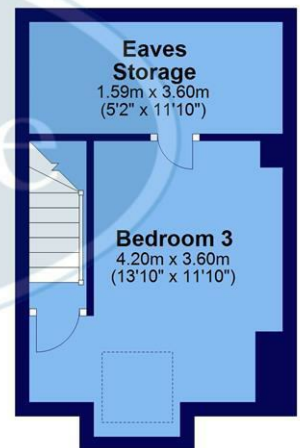
First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)

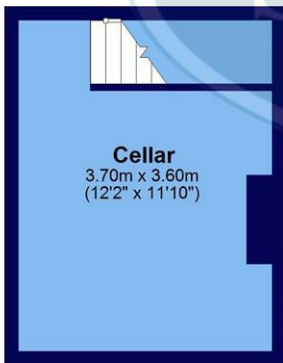


Second Floor

Approx. 20.0 sq. metres (215.4 sq. feet)



Cellar
Approx. 16.9 sq. metres (181.9 sq. feet)



Total area: approx. 97.6 sq. metres (1050.7 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 plus) 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		69	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			