

Saxton Mee



Dodd Street Hillsborough Sheffield S6 2NR
Price Guide £195,000

St Luke's
Sheffield's Hospice

Dodd Street

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GUIDE PRICE £195,000 - £205,000 ** SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS ** Situated in this popular residential road is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating. The property has easy access to the local amenities in Hillsborough, schools close-by and public transport links including the Supertram network.

Set over four levels (including the cellar) the living accommodation briefly comprises: enter through a rear uPVC entrance door into the off-shot kitchen. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, dishwasher and the housed gas boiler. A open doorway leads into the dining room with original cupboards and access to the cellar head with space for a fridge freezer and steps descending to the cellar which offers useful storage. An open doorway leads into the inner lobby with access into the lounge with an attractive fireplace, which is the focal point of the room, original coving to ceiling and ceiling rose as well as a front composite entrance door.

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

A further staircase rises to the second floor and attic double bedroom three.

- THREE BEDROOM TERRACE PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- THREE PIECE SUITE BATHROOM
- SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR USEFUL FOR STORAGE
- POPULAR RESIDENTIAL ROAD
- LOCAL AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE





OUTSIDE

To the front is a forecourt which sets the property back from the road with steps rising to the entrance door. Gated access opens to the fully enclosed rear garden with no third party access, which has an outbuilding with working WC, garden shed and a patio.

LOCATION

Situated in the popular residential area of Hillsborough with a number of excellent amenities close-by including a medical centre and pharmacy, dentist, 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, Wadsley and Loxley Commons. Easy access to Sheffield City Centre and Meadowhall, as well as to Loxley Valley and the countryside.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1912. The property is currently Council Tax Band A.

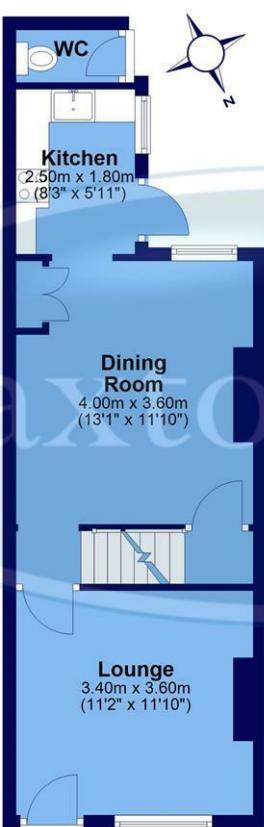
VALUER

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.

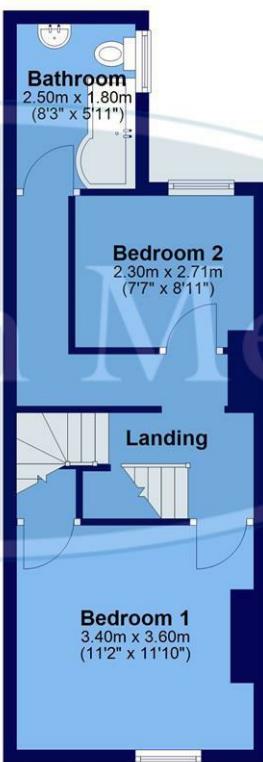
Ground Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



Second Floor

Approx. 13.3 sq. metres (143.7 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 sq. feet)

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

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 OnTheMarket.com

 St Luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	81

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	78