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26 Burrowlee Road, Hillsborough, S6

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Guide Price £260,000

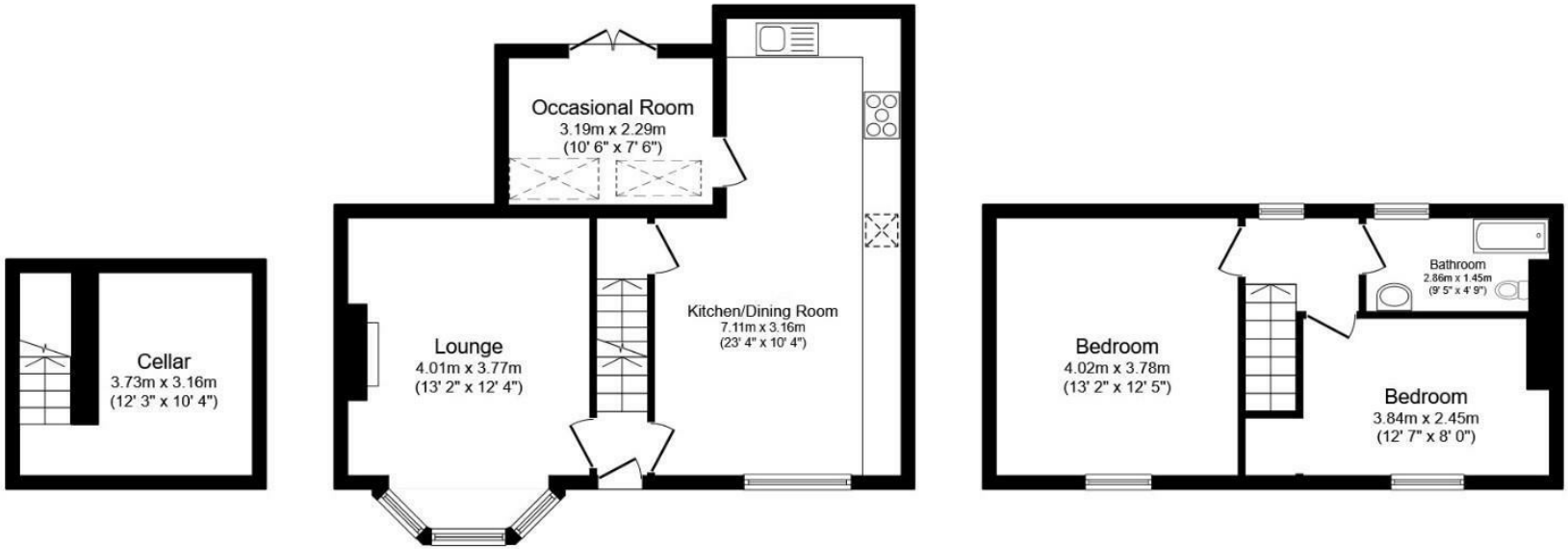
****Guide Price £260,000 - £270,000****
Hunters Hillsborough are delighted to present a superb opportunity for those seeking a unique and timeless home nestled on the charming Burrowlee Road in Hillsborough. This semi-detached house has two generously sized double bedrooms and two receptions rooms, viewing is highly recommended to appreciate the size and charm this property has to offer.

As you enter into the inner lobby, a door leads you into a peaceful and relaxing bay-windowed lounge, featuring a log-burning stove set within a classic brick surround. The room is enhanced by elegant double coving and an original internal door, showcasing the traditional features that give this home its character. The kitchen diner boasts a modern yet elegant plum colour scheme, complemented by wooden work surfaces and ample wall and base units, making it a lovely space for family meals and entertaining. Additionally, the cellar offers a surprising and usable space, having been tanked out for practicality.

A notable highlight of this property is the sunroom at the rear, adorned with an apex roof and skylights, which floods the space with natural light. This area seamlessly connects to the private courtyard garden, designed with pebbled sections and patios, providing a tranquil outdoor retreat.
Upstairs, the master bedroom impresses with its brightness and spaciousness, complete with a built-in storage cupboard. The second double bedroom also features storage space, while the family bathroom is equipped with a bath, shower over bath, W/C, and sink basin, catering to all your needs.

Burrowlee Road is conveniently located just a stone's throw from the vibrant amenities of Hillsborough, including local shops, parks, and excellent transport links via the Sheffield Supertram. This property is not just a house; it is a home that offers comfort, style, and a wonderful community atmosphere. Don't miss the chance to make it yours.

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Total floor area: 99.1 sq.m. (1,066 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

General Remarks

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

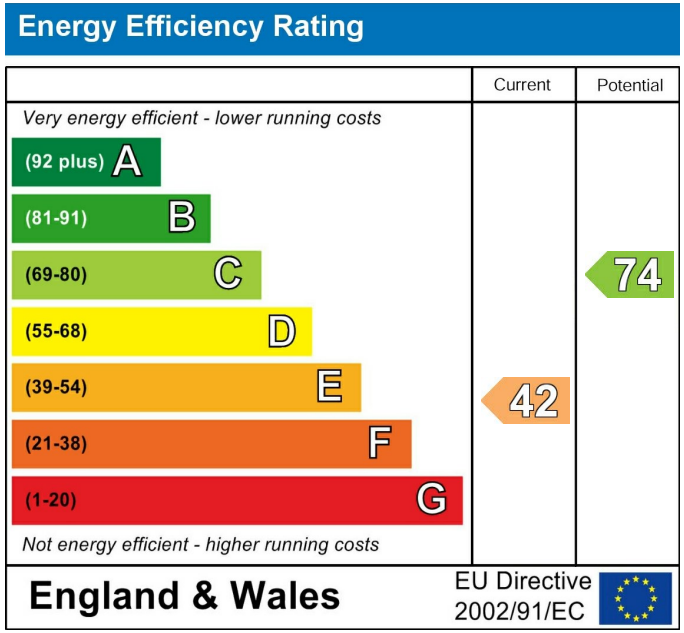
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirement

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


































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