

# 106 WYNYARD ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.2 SQ M / 1045 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

0114 268 7777 ● www.cockerandcarr.co.uk

**cocker&carr**  
Estate & Letting Agents



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

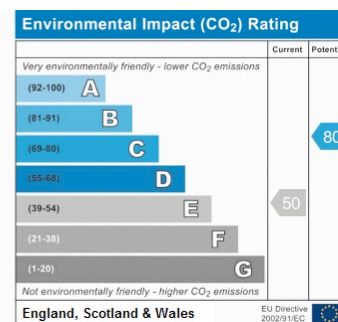
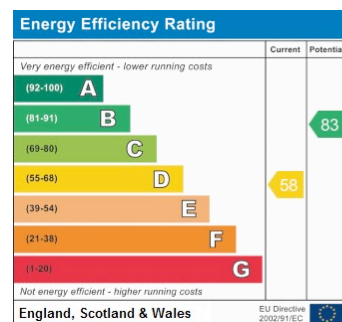
## Contact Details

11 Sandygate Road  
Sheffield  
South Yorkshire  
S10 5NG

[www.cockerandcarr.co.uk](http://www.cockerandcarr.co.uk)

[info@cockerandcarr.co.uk](mailto:info@cockerandcarr.co.uk)

01142 687777



All enquiries and negotiations are conducted via Cocker & Carr Ltd. We are obliged under the Estate Agency Act 1991 to qualify all offers and as such an independent mortgage consultant will speak to you to substantiate your details. The property particulars are for guidance only and do not constitute part of an offer or contract.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained within this brochure, measurements of room sizes and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 106 Wynyard Road | Hillsborough | Sheffield | S6 4GF

- Open plan kitchen/dining room
- Cosy living room with bay window
- Two double bedrooms and one large single bedroom
- Modern bathroom with shower over bath

**Asking Price Of £180,000**



**LIVING ROOM**  
14' 7" x 11' 11" (4.44m x 3.63m)

**KITCHEN/DINING ROOM**  
20' 3" x 12' 0" (6.17m x 3.66m)

**BEDROOM**  
16' 1" x 12' 3" (4.9m x 3.73m)

**BEDROOM**  
9' 3" x 7' 10" (2.82m x 2.39m)

**BATHROOM**

**BEDROOM**  
17' 4" x 15' 10" (5.28m x 4.83m)

Stunning mid-terrace home in Hillsborough that is sure to be of interest to first time buyers. Great for those who enjoy socialising as the off-shot kitchen has been opened into the dining room, creating a fantastic space. Externally the property has an extremely low maintenance garden, throw away the lawnmower!

Entrance to the property can be through the side-door from the passageway, however like most Sheffield houses the current owners use the rear door. This leads you into the dining kitchen which as mentioned is a superb space for cooking/entertaining friends/family. The kitchen itself has plenty of worktop space above with units above and below. In terms of appliances, there is an integrated induction hob with extractor above, electric cooker and space for a tall freestanding fridge/freezer and washing machine. The dining room is big enough for a dining table and chairs

with room to spare, there is a storage cupboard underneath the stairs to the upper floors.

Across the bottom of the stairs is the ample sized living room, this has a bay window and chimney breast with electric fire. In the corner is a storage cupboard that has the electric consumer unit and gas/electric meters inside.

On the first floor are bedrooms one and three as well as the bathroom. Bedroom one is at the front of the property, this room is a very large double with a large storage cupboard under the stairs to the second floor. Bedroom three is a large single bedroom at the rear overlooking the garden. The modern bathroom runs above the kitchen and has a bath with shower above, WC, washbasin and towel radiator. Behind the shower is a bespoke storage cupboard that also hides the Worcester combi boiler. On the first floor landing is also a large built-in storage cupboard.

In the attic is bedroom three, this is a double bedroom with a dormer window offering incredible views.

Externally to the front of the property is a small forecourt that provides some privacy from passing pedestrians. At the rear, directly behind the kitchen is the outhouse that provides valuable storage space, there is also the former outdoor WC that now provides even more storage. The garden has been landscaped with fake grass and a decked area at the back, perfect for summer BBQs! There are no rights

of way from neighbouring properties.

**General information**

The property is freehold. The Worcester combination boiler is located in the bathroom.

**WHAT THE VENDOR SAYS**

"We've lived here for 5 years and have absolutely loved living in Hillsborough. It's a really convenient place with Tesco Express within walking distance, really good transport links into the city centre and a lovely park at the bottom of the road. We're lucky to have great neighbours and

there's a real community spirit on the road."

Hillsborough is a suburb approximately 3 miles from Sheffield City Centre and is popular with first-time buyers and families due to wide range of local shops and easy access to the city centre and Meadowhall Shopping Centre via the Supertram. Hillsborough is also a short drive away from stunning local countryside and Hillsborough Park is very popular with families, joggers and pet owners.

