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61 Hammerton Road, Sheffield, S6 2NA

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Guide Price £220,000

GUIDE PRICE - £220,000 - £230,000
Hunters Hillsborough are delighted to present this charming three bedroom mid-terrace house which offers a delightful blend of comfort and convenience, in the desirable area of Hillsborough. Built in the early 1900's, the property boasts original features including high ceilings and double coving.

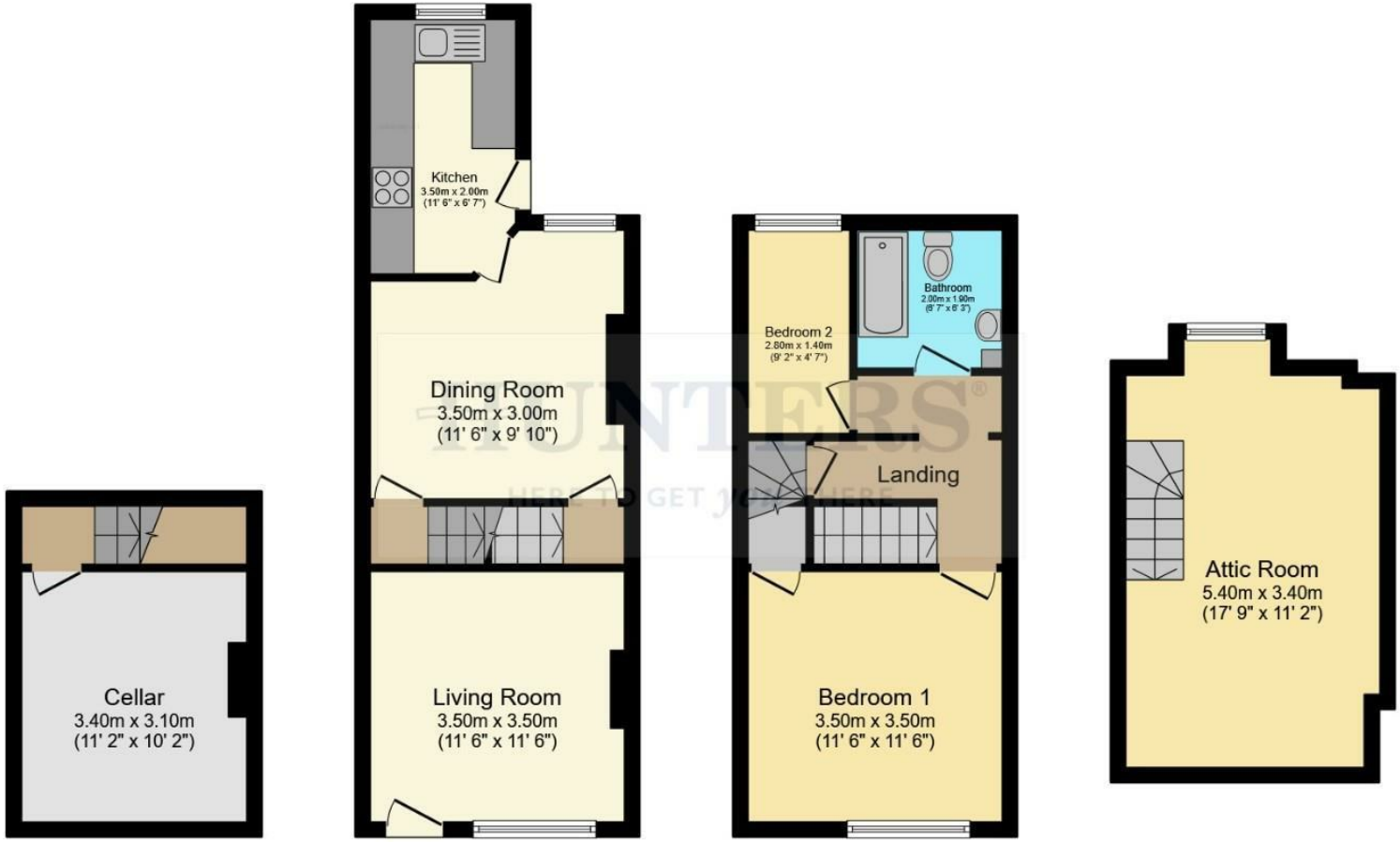
Entry via the off-shot kitchen with a good range of wall and base units, the kitchen has a range of integrated appliances including an electric oven, with an electric hob. Through to the family diner with superb wooden flooring and access to the cellar head. The property features a well-proportioned cosy reception room, perfect for relaxing or entertaining guests with a gas fireplace.

The first floor has a large master bedroom overlooking the front of the property with a built-in storage cupboard and a further good size bedroom to the rear providing ample space for families or those seeking a home office. The family bathroom is thoughtfully designed, catering to the needs of modern living with a bath with over-head shower, W/C and sink basin. Stairs rise to a superb attic bedroom with open eaves creating a larger space with a velux window and bright and welcoming decor.

Outside you will find a well planned garden comprising a raised decked area ideal for garden furniture.

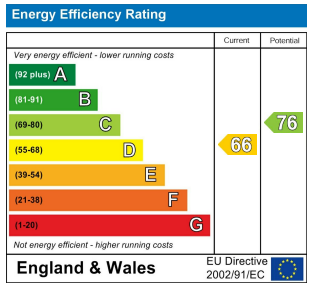
Hillsborough is known for its vibrant community and excellent local amenities, including shops, parks, and schools, making it an ideal location for families and professionals alike. With good transport links to the city centre, this property is perfectly situated for those who wish to enjoy the tranquillity of suburban life while remaining close to the hustle and bustle of urban living.

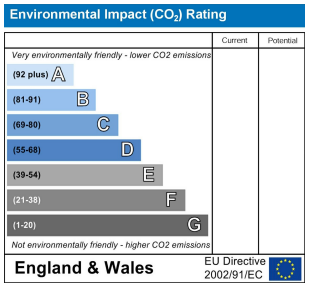
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Total floor area 95.5 m² (1,028 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 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

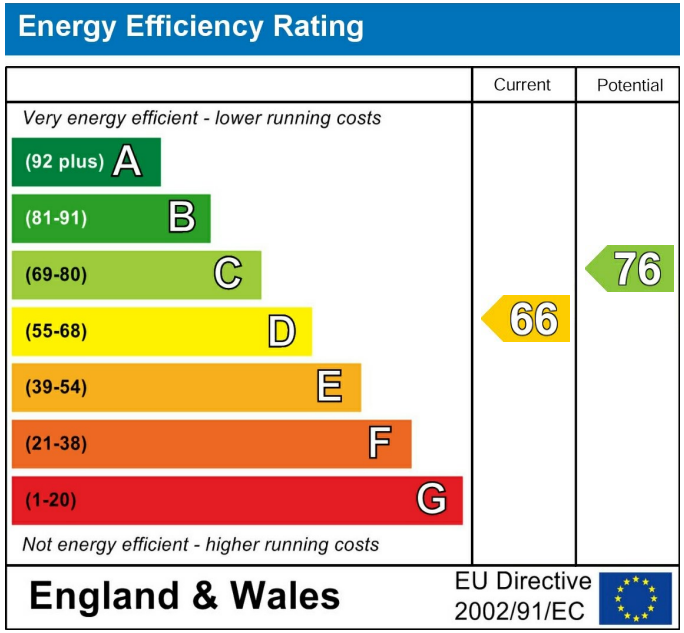
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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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