Saxton Mee

May Road Hillsborough Sheffield S6 4QF
Guide Price £210,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £210,000-£220,000 Situated in a quiet cul-de-sac within the popular residential area of Hillsborough is this well-proportioned three-bedroom terraced property. The home benefits from no rights of access over the rear, a new roof fitted in May 2025, uPVC double glazing and gas central heating.

The accommodation is arranged over three floors, with the ground floor comprising a uPVC entrance door opening into the lounge, which retains attractive original features including coving to the ceiling and a ceiling rose. There is also a gas fire which is currently capped off. The dining room provides a versatile second reception space and features a gas fire, also capped off, with a marble back and hearth. To the rear is an extended off-shot kitchen, fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven and five-ring hob with extractor above, together with a fridge. There is also housing and plumbing for a washing machine and dishwasher, while one of the units houses the gas central heating boiler.

From the ground floor, the cellar head provides access to two useful cellar compartments.

To the first floor are two bedrooms and the family bathroom. The principal double bedroom benefits from two fitted wardrobes, while the second bedroom enjoys an outlook over the rear. The bathroom is fitted with a three-piece suite comprising a bath with electric shower over, WC and wash hand basin.

A staircase rises to the second floor, where there is a generously proportioned attic bedroom featuring a dormer window and useful access to the eaves.

Offering spacious and versatile accommodation across three floors, together with the added benefit of a recently replaced roof and a rear garden free from neighbouring rights of access, this property is well placed for buyers looking to make Hillsborough their home.

- THREE BEDROOM TERRACED PROPERTY
- QUIET CUL-DE-SAC POSITION
- POPULAR HILLSBOROUGH LOCATION
- NO RIGHTS OF ACCESS OVER THE REAR
- NEW ROOF FITTED MAY 2025
- TWO RECEPTION ROOMS
- EXTENDED OFF-SHOT KITCHEN
- TWO USEFUL CELLAR COMPARTMENTS
- SPACIOUS ATTIC BEDROOM WITH DORMER
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

OUTSIDE
To the front of the property is a forecourt enclosed by a low boundary wall. Shared access to the side leads to a gated entrance opening onto the fully enclosed rear garden, which features a pleasant seating area, lawn and planted borders, providing an attractive and practical outdoor space.

LOCATION
Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a jog, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from the 25th March 1898 (672 years remaining) with an Absent Landlord.
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.

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Total area: approx. 100.5 sq. metres (1081.7 sq. feet)

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

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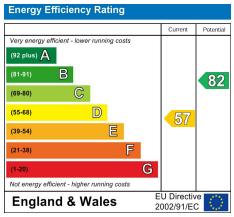

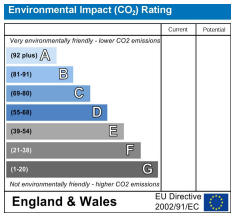

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