

Saxton Mee



Ball Road Hillsborough Sheffield S6 4LZ
Price Guide £300,000



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GUIDE PRICE £300,000-£325,000 ** FREEHOLD ** 10 YEAR NEW BUILD GUARANTEE ** OVER 1200 SQ FT ** Viewing is essential to appreciate the accommodation on offer of this brand new, stone fronted, four bedroom, two bathroom semi detached property which enjoys a rear garden and benefits from uPVC double glazing and gas central heating.

Set over three spacious levels, the living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC and access into the lounge and kitchen/diner. The well proportioned lounge has a bay window and a modern radiator. The open plan kitchen/diner has a range of wall, base and drawer units with a contrasting worktop that incorporates the sink and drainer. There is a range of integrated appliances including a fridge, freezer, dishwasher, washing machine, electric oven, four ring hob and the housed gas boiler. From the dining area, uPVC French doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the bathroom. Double bedroom two has a storage cupboard under the stairs. Double bedroom three is to the rear aspect. Bedroom four is the front aspect. The bathroom has a four piece suite including bath, shower enclosure with wall mounted jets, WC and wash basin set in a vanity unit.

A further staircase rises to the second floor and the principal bedroom with a large storage room off, a large dormer to the rear enjoying the attractive views and the added advantage of an en suite shower room with chrome towel radiator, WC and wash basin.

- BRAND NEW PROPERTY
- FOUR BEDROOMS
- PRINCIPAL BEDROOM WITH A LARGE STORAGE ROOM & EN SUITE
- FOUR PIECE SUITE BATHROOM
- LOUNGE & KITCHEN/DINER WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- NEUTRALLY DECORATED THROUGHOUT
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE





OUTSIDE

To the front is a low stone wall which encloses a front forecourt setting the property back from the road. Shared access leads to the rear garden which has a patio and will be turfed.

LOCATION

Situated in the centre of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold.
Council Tax is yet to be banded.

VALUER

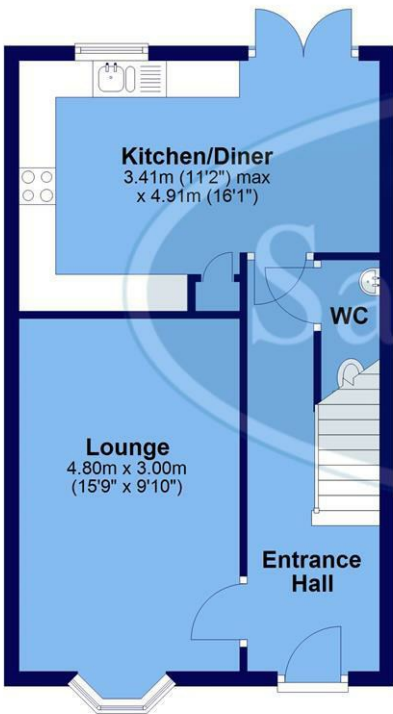
Greg Ashmore MNAEA

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.



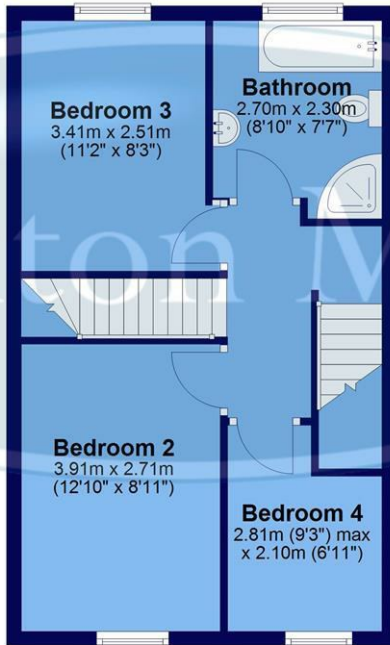
Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



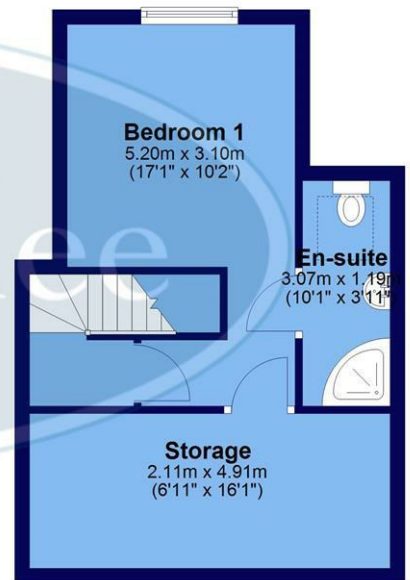
First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Second Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 113.5 sq. metres (1222.2 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91 A	92	Very environmentally friendly - lower CO ₂ emissions 92-91 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC