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56 Parson Cross Road, Sheffield, S6 1JU

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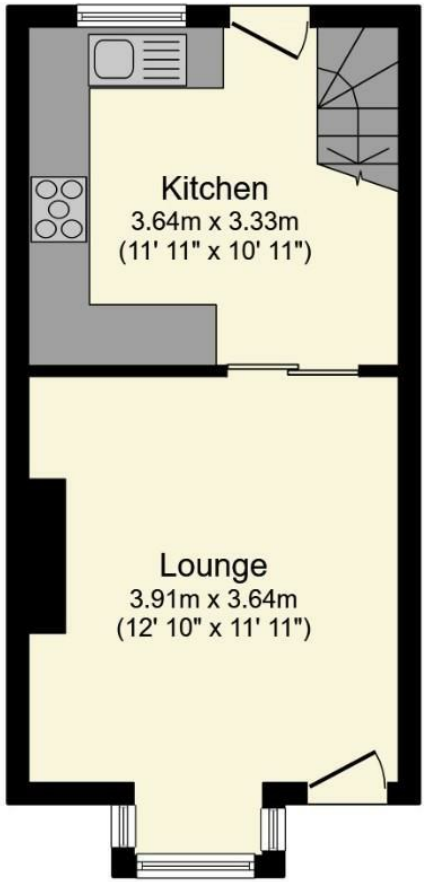
Guide Price £150,000

****Guide Price £150,000-£160,000****
Hunters Hillsborough are delighted to present a two double bedroom mid terrace home in the heart of Wadsley Bridge offering excellent access to local amenities including the shopping centre of Kilner Way. Ideal for first time buyers or investors alike, viewing is highly recommended. Entry via the back door into the kitchen with a good range of wall and base units, integrated appliances include an electric oven and gas hob with undercounter space for a washing machine and a free standing fridge freezer. Access to the cellar via a trap door under the stairs. Access to the upper levels via an open staircase and a sliding door takes you through to the lounge. This bright and spacious lounge has a wall mounted electric fire and plenty of space for sofas and furniture along with access to the front courtyard and a large bay window. The first floor offers a super sized double bedroom and the family bathroom with a shower cubicle, bath, W/C and sink basin. Stairs rise to the attic bedroom with a velux window and eaves storage. Outside the property has a delightful rear garden with a lawn and a patio area.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com

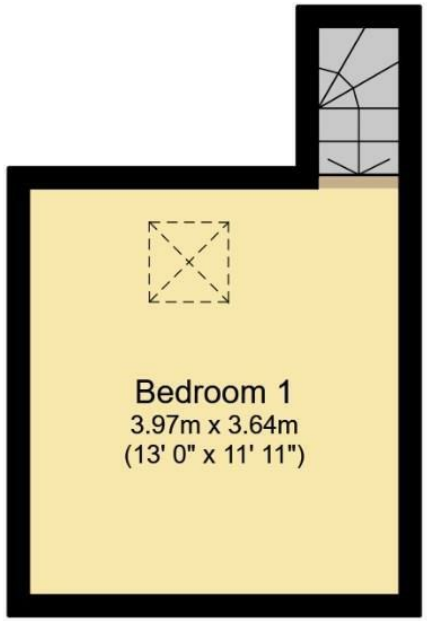


Ground Floor

Floor area 28.0 sq.m. (301 sq.ft.)

First Floor

Floor area 27.1 sq.m. (291 sq.ft.)



Second Floor

Floor area 15.8 sq.m. (170 sq.ft.)

Total floor area: 70.8 sq.m. (763 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.

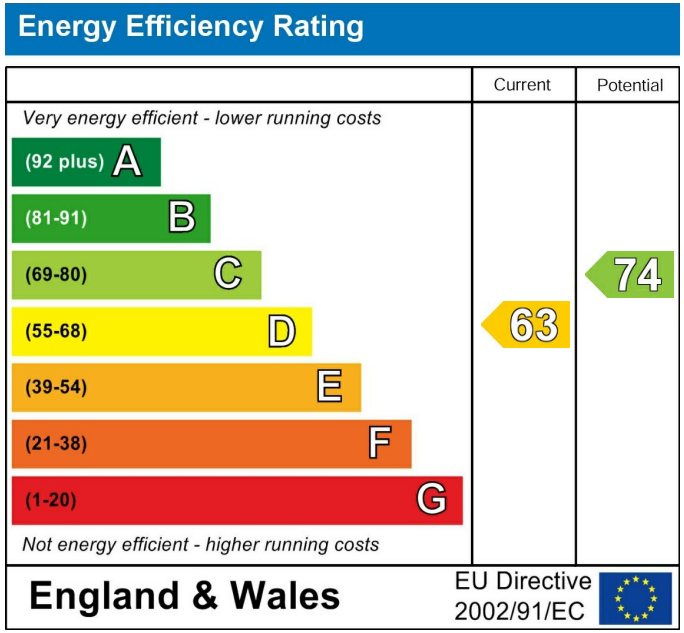
MORTGAGE FACILITIES

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

Local Area

Parson Cross Road has access to a fantastic range of amenities with Parson Cross COE school at the end of the road. Kilner Way Retail Park, Sainsburys Superstore and local shops are just a short stroll away. Bus routes on Halifax Road and Fox Hill Road with access into the town centre along with the Sheffield Supertram park and ride and Hillsborough park a short drive away.

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 rela



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.

ITCHEN

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Langton's Antiques
443 Londo
Sheffield
Tel. 0114 2

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