



Minto Road, Hillsborough, S6

Asking Price £265,000

- NO CHAIN
- TURN KEY PROPERTY
- SHORT WALK TO HILLSBOROUGH PARK
- RECENTLY RENOVATED
- POPULAR LOCATION
- LOW MAINTENANCE REAR GARDEN
- NEW BOILER, REWIRE AND ROOF
- CLOSE TO EXCELLENT LOCAL AMENITIES
- COUNCIL TAX BAND A £1,699.57

Minto Road, Sheffield S6 4GL

**** NO CHAIN – RECENTLY RENOVATED THROUGHOUT ****

This immaculately presented three-bedroom turn-key property has been recently refurbished throughout and benefits from a full rewire, new boiler and plumbing, new roof, windows and doors, and modern appliances. Located in the sought-after area of Hillsborough, this home is ideal for first-time buyers. Finished throughout with new flooring, the accommodation is set over three floors and briefly comprises an entrance lobby, lounge, open plan kitchen dining room, and cellar. To the first floor are a spacious primary bedroom with wardrobe storage, a second bedroom, and a modern family bathroom. Stairs rise to the second floor, where there is a further bedroom enjoying lovely elevated views. Externally, the property benefits from an enclosed, low-maintenance rear garden. Ideally positioned close to excellent local amenities, the property is also within a short walk of Hillsborough Park, as well as convenient tram and bus links.



Council Tax Band: A



ENTRANCE LOBBY

Accessed via a side part-obscured glazed entrance door, the lobby features wood-effect flooring and a ceiling light point. Stairs rise to the first floor, with solid doors leading to the lounge and the open-plan kitchen dining room.

LOUNGE

A spacious reception room featuring a bay window to the front elevation, allowing for an abundance of natural light. The room is enhanced by a decorative feature fireplace, complemented by wood-effect flooring, a ceiling light point, and a central heating radiator.

OPEN PLAN KITCHEN DINING ROOM

KITCHEN

Fitted with a stylish range of sage wall, base and drawer units, enhanced by feature gold handles and complemented by marble-effect work surfaces. A single sink and drainer with a gold tap is positioned beneath a uPVC double glazed window overlooking the rear garden. Integrated appliances include a gas hob with a contemporary extractor hood, oven, washing machine, and under-counter fridge and freezer. The space is finished with recessed ceiling spotlights, a central heating radiator, and a uPVC glazed door providing access to the garden, with open access through to the dining room.

DINING ROOM

A generously proportioned dining area with a uPVC double glazed window to the rear elevation, allowing in excellent natural light. The space is finished with recessed ceiling spotlights and a central heating radiator. A solid door provides access to the cellar head, with stairs leading down to the cellar.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A spacious principal bedroom featuring a large uPVC double glazed window to the front elevation, providing plenty of natural light. The room benefits from built-in wardrobe storage accessed via solid double doors. Finished with carpet flooring, a ceiling light point, and a central heating radiator.

BEDROOM TWO

A further well-proportioned double bedroom with a uPVC double glazed window to the rear elevation. The room is finished with carpet flooring, a ceiling light point, and a central heating radiator.

FAMILY BATHROOM

A newly installed, contemporary bathroom fitted with a WC and a wash basin set within a vanity storage unit. The suite includes a bath with overhead shower, wall-mounted handheld shower attachment, and folding screen. A uPVC double glazed obscure window to the rear elevation provides natural light and privacy. Finished with feature tiling, a vertical heated towel rail, recessed ceiling spotlights, and wood-effect flooring.

FIRST FLOOR LANDING AND STAIRS

Finished with carpet flooring and recessed ceiling spotlights, the landing is complemented by a central heating radiator. Solid doors provide access to the two first-floor bedrooms and the bathroom, with stairs rising to the second-floor bedroom.

STAIRS RISING TO THE THIRD BEDROOM

BEDROOM THREE

A generous third bedroom which could also serve as the principal bedroom if desired. Features a large uPVC double glazed window to the rear elevation, offering elevated views. The room is finished with carpet flooring, a ceiling light point, and a central heating radiator.

REAR GARDEN

A low-maintenance rear garden featuring a spacious paved seating area directly accessed from the kitchen, ideal for outdoor dining. A step leads up to a decked entertaining space, perfect for relaxing or socialising. The garden is enclosed by fenced borders, with a gated access point leading to the side entrance and front of the property.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

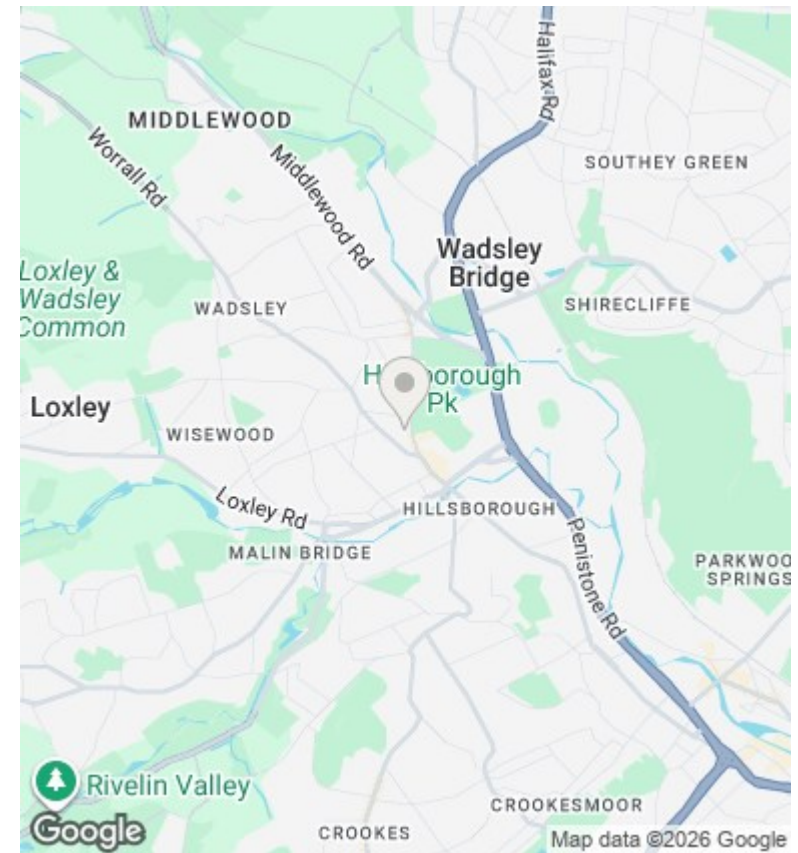
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 