



Yale

125

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127

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

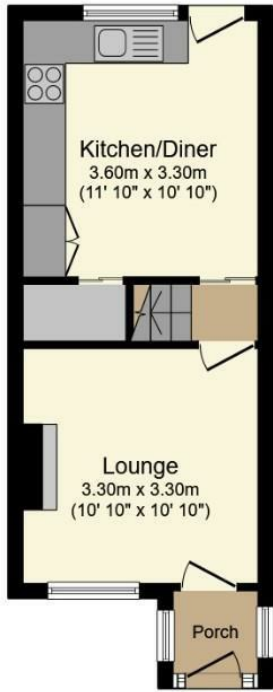
125 Hammerton Road, Sheffield, S6 2NE

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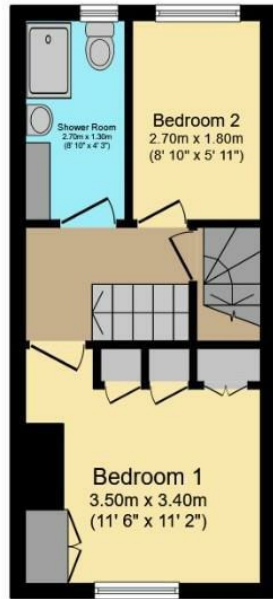
## Offers Over £170,000

Hunters Hillsborough are delighted to present a three bedroomed mid terrace home on a sought after road in the heart of Hillsborough. This deceptively spacious home would be an ideal purchase for first time buyers or investors and is offered for sale with no onward chain. Entry via the back door into the kitchen diner with a range of wall and base units and space for freestanding appliances. Handy walk in pantry currently housing the fridge freezer and floor to ceiling built in cupboard space along with a cozy electric fire. Through to the inner lobby with stairs rising to the first floor. Relaxing lounge with a stone clad feature on one wall creating space for a fire and a TV along with shelving and cupboard space. Front door out to a porch, ideal for coats and boots. The first floor offers the master bedroom with a range of fitted wardrobe space along with a further good size bedroom overlooking the garden. Modern shower room with floor to ceiling tiles, walk in shower cubicle, W/C and sink basin. Stairs rise to the attic bedroom with a velux window and built-in storage. Outside the property is set back from the road with a gate and small paved area leading to the front porch. The rear garden has been well maintained by the current owner and offers a low maintenance patio area with mature shrub borders. Large brick built outdoor shed with lockable door and two further out buildings belong to the property.

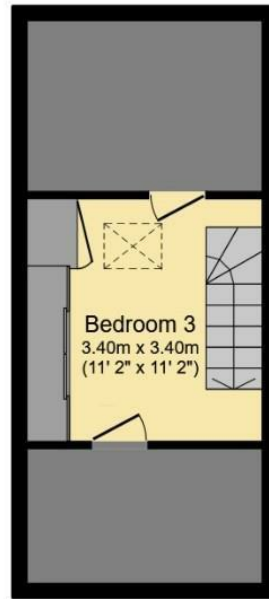
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



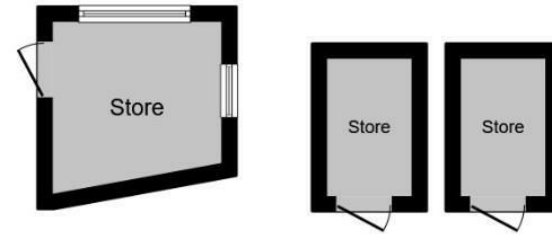
**Ground Floor**  
 Floor area 27.6 sq.m.  
 (297 sq.ft.)



**First Floor**  
 Floor area 26.1 sq.m.  
 (281 sq.ft.)



**Second Floor**  
 Floor area 11.9 sq.m.  
 (128 sq.ft.)



**Outbuilding**  
 Floor area 10.0 sq.m. (107 sq.ft.)

**Total floor area: 75.5 sq.m. (813 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](http://www.Propertybox.io)

### Local Area

Situated in the highly popular residential area of Hillsborough offering a host of local amenities including walking distance to the shops and Morrisons supermarket within the Hillsborough Barracks. Access to the Sheffield Supertram and the centre of Hillsborough including Hillsborough Park are just a short walk away.

### 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.

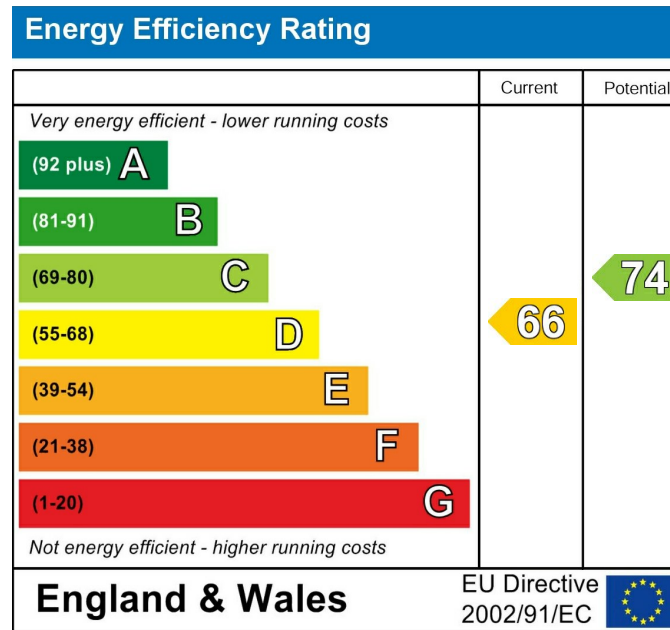
#### MORTGAGE FACILITIES

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**

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.









