



## Halifax Road, Hillsborough, S6

£775 PCM

- TWO BEDROOM MID TERRACED PROPERTY
- EXCELLENT LOCAL AMENITIES
- BOND - £894
- MODERN KITCHEN & BATHROOM
- GREAT PUBLIC TRANSPORT LINKS
- COUNCIL TAX BAND A - £1,670.22
- ENCLOSED REAR GARDEN
- RENT - £775PCM

# 15 Halifax Road, Sheffield S6 1LA

United Homes are delighted to present this well-positioned two-bedroom mid-terraced property to the rental market, located on Halifax Road in the popular S6 area of Sheffield. Occupying an elevated position and set back from the road, the property enjoys excellent access to local amenities and transport links. Conveniently situated opposite Kilner Way Retail Park, residents benefit from a wide range of shops, supermarkets and everyday conveniences just moments away. The accommodation briefly comprises a welcoming lounge, inner lobby, spacious dining kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.



Council Tax Band: A



## **KITCHEN/DINER**

A well-appointed kitchen comprising a stylish range of base, wall, and drawer units with sleek black marble-effect worktops. Includes an integrated electric oven with four-ring gas hob and extractor fan above, and an integrated sink and drainer with mixer tap. There is space and plumbing for a washing machine, dryer, and fridge/freezer.

A uPVC double-glazed window to the rear elevation provides natural light, along with a solid door giving access to a useful understairs storage cupboard. The room also benefits from panelled flooring, a central heating radiator, and ceiling light point, with ample space for a dining table and chairs.

A solid door leads to the inner hallway with stairs rising to the first floor and access to the lounge.

## **LOUNGE**

Lovely lounge featuring a front-facing uPVC double-glazed window, fitted carpet flooring, central heating radiator, painted walls, and ceiling light point.

## **STAIRS & LANDING**

Carpeted stairs and landing with painted handrail and bannister, with solid doors leading to both bedrooms and the bathroom.

## **BEDROOM ONE**

Good sized double bedroom with a front-facing uPVC double-glazed window, useful built-in storage cupboard, carpet flooring, central heating radiator, painted walls, and ceiling light point.

## **BEDROOM TWO**

Single bedroom or ideal home office featuring carpet flooring, painted walls, central heating radiator, ceiling light point, and uPVC double-glazed window to the rear elevation.

## **BATHROOM**

Modern bathroom comprising a panelled bath with overhead shower, panelled walls to wet areas, pedestal wash basin, and low-level WC. Finished with painted walls, inset spotlights, and an obscure uPVC double-glazed window to the rear elevation.

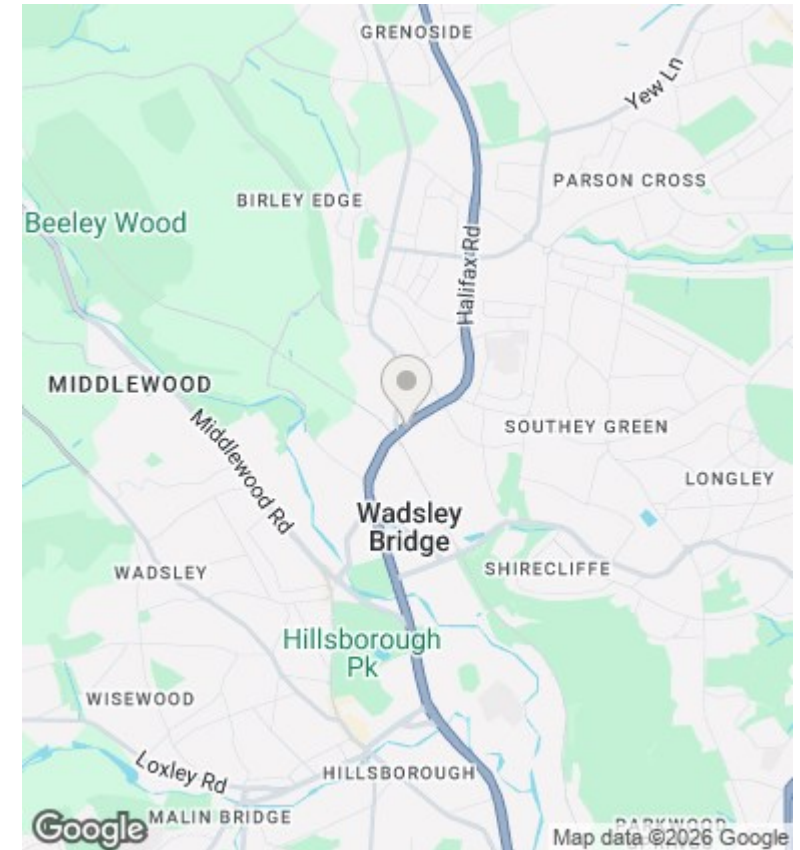
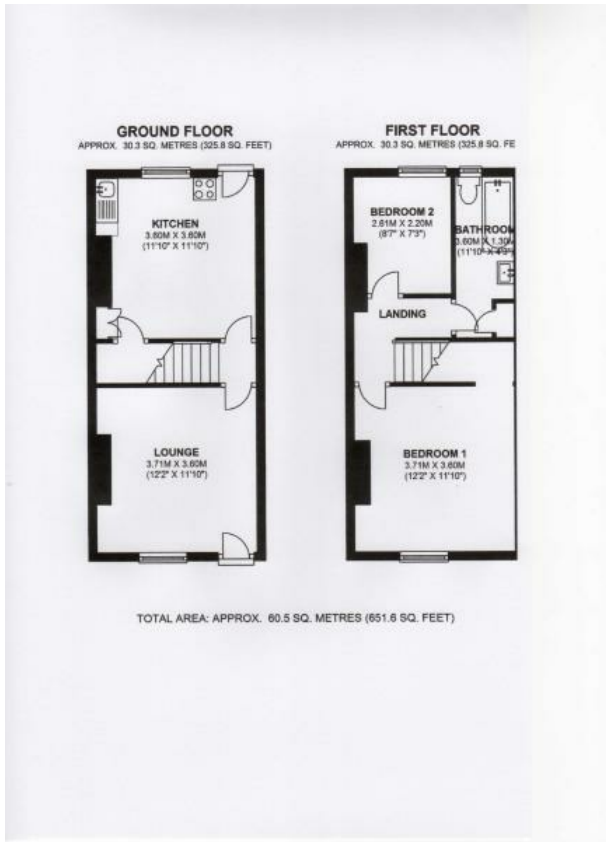
## **GARDEN**

To the front of the property, there are stone slab steps with a metal railing separating the property from the public footpath along Halifax Road, with a mature tree providing additional privacy.

To the rear, the garden features a stone-slabbed path and patio area, a laid lawn, and fenced and stone wall boundaries.







## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	