



HUNTERS[®]
HERE TO GET *you* THERE

82 Parkside Road, Sheffield, S6 2AA

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Asking Price £280,000

Hunters Hillsborough are delighted to present a charming mid-terrace house nestled on Parkside Road in the desirable area of Hillsborough. Offering a delightful blend of modern living and period features and spanning three storeys, the property boasts four well-proportioned bedrooms, including a luxurious ensuite, making it perfect for families or those seeking extra space.

Upon entering, you are greeted by the heart of the home, the extended kitchen diner, which has been thoughtfully designed to create a spacious and airy environment. Velux windows, a floor to ceiling window and French doors open out onto the private garden, seamlessly blending indoor and outdoor living. The fully fitted white high gloss kitchen is both stylish and functional, featuring ample storage, a central island with a dishwasher, and a range cooker included in the sale.

Through to a bright and inviting lounge, adorned with modern decor and an engineered wooden floor. The room features a relaxing bay window, allowing natural light to flood in, while period details such as double coving and a picture rail add character. The open chimney, currently fitted with a free-standing electric fire, provides a cosy focal point for the room.

The first floor comprises two double bedrooms, one of which offers stunning views over Hillsborough Park, alongside a stylish four-piece bathroom. Ascending to the attic, you will find two additional bedrooms, one en suite, providing flexibility for guests or a home office.

The large rear garden is a true highlight, featuring a superb patio area that is ideal for entertaining friends and family. Additionally, there is a secure outdoor building for storage leading down to raised beds for the keen gardener and a further patio area.

This property is not just a house; it is a home that offers comfort, style, and convenience in a sought-after location. Don't miss the opportunity to make it yours.

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Total floor area 137.7 m² (1,482 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 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.

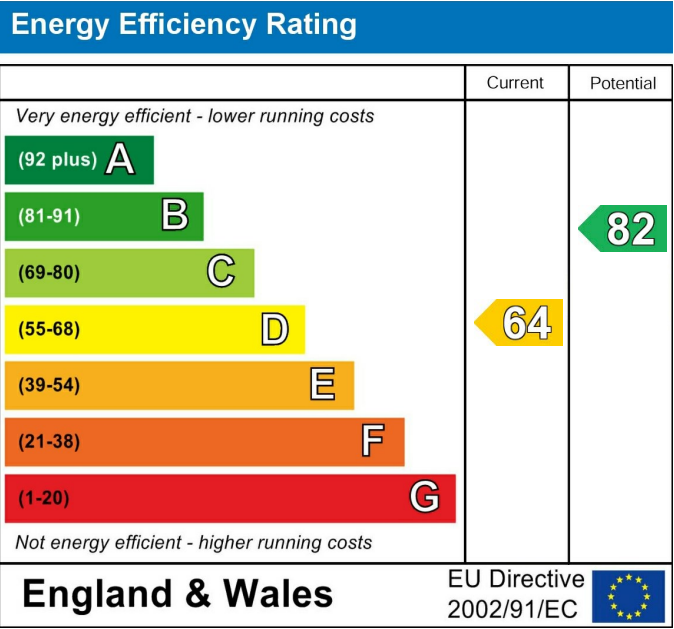
VACANT POSSESSION

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 requirements.

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.

