



HUNTERS[®]

HERE TO GET *you* THERE

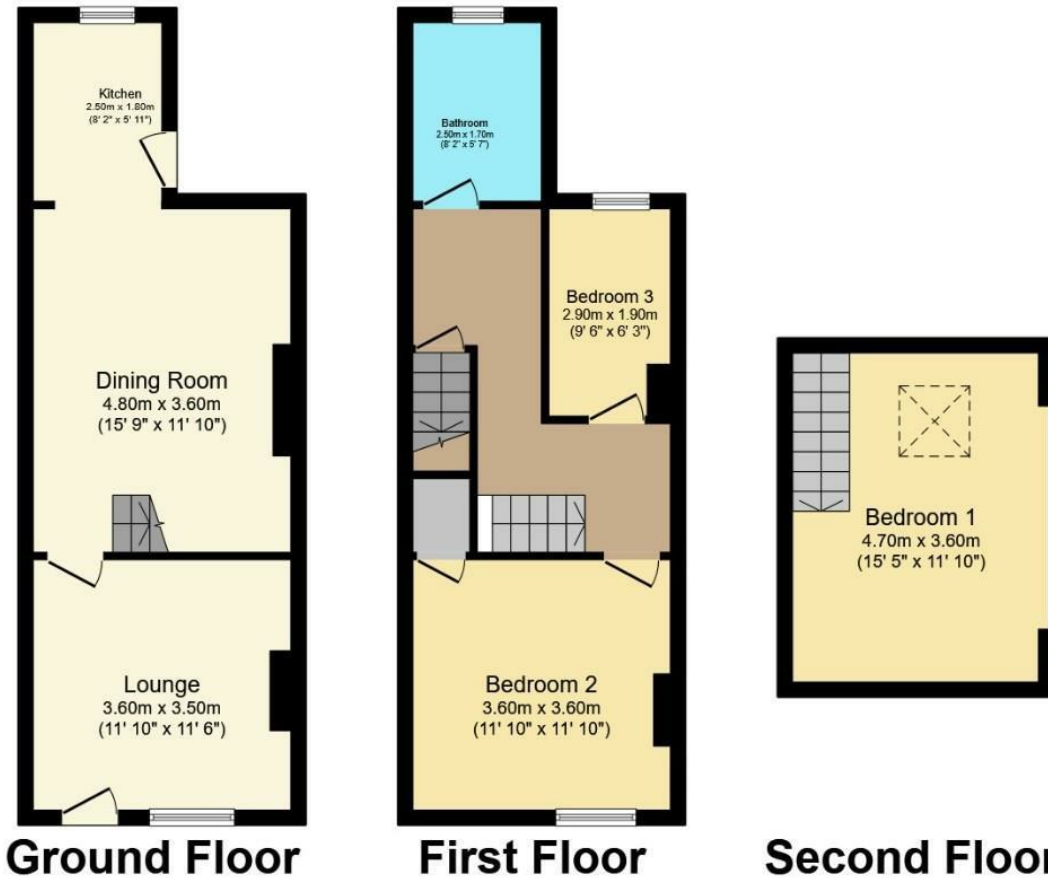
40 Fielding Road, Sheffield, S6 1SE

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Asking Price £170,000

Hunters Hillsborough are delighted to present a three bedroomed mid terrace home offered for sale with no onward chain situated in the heart of Hillsborough. Within walking distance to Hillsborough Park and the Sheffield Supertram links, the property would appeal to first time buyers and investors alike. Entry via the back door into the off shot kitchen with a good range of wall and base units with accompanying work surfaces featuring an integrated electric oven and a gas hob with undercounter space for a washing machine. Through to the dining room with newly fitted carpets running throughout most of the property. There's lots of space for dining room furniture and access to the cellar head and an open plan staircase to the first floor. Door through to the bright and spacious lounge. Access to the street via the front door. The first floor has a large double bedroom to the front with a built-in cupboard. Single size bedroom to the rear and access to the family bathroom with a white three piece suite comprising a bath, shower over bath, W/C and sink basin. Stairs rise from the landing to a good size attic bedroom with a velux window and eaves storage. To the rear is a low maintenance garden, mainly pebbled with a patio area.

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Total floor area 86.4 sq.m. (930 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).

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Local Area

Located in the heart of Hillsborough just a short stroll to the large Sainsburys Supermarket. Middlewood road with the Sheffield Supertram link is a five minute walk away along with the many amenities Middlewood Road has to offer. Hillsborough Park is on your doorstep as well as the leisure centre and many bus routes into the city.

General Remarks

TENURE

This property is leasehold with 677 years remaining with an absent landlord.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

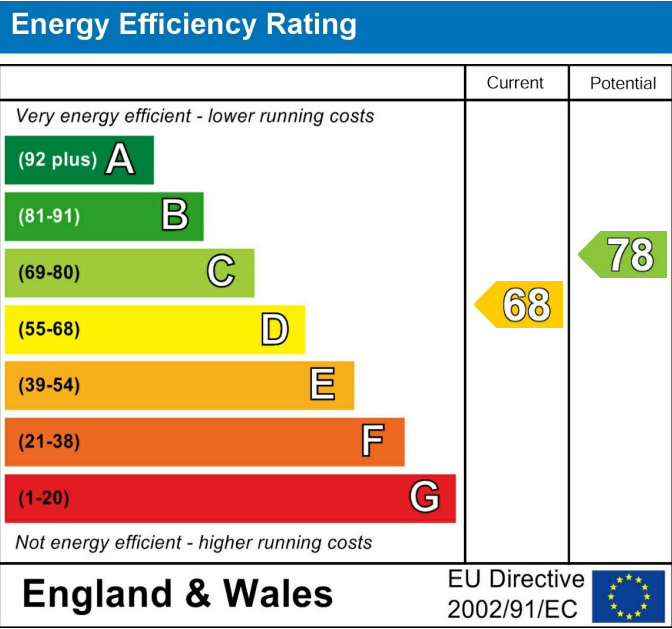
VACANT POSSESSION

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 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.









