Saxton Mee







Leader Road Hillsborough Sheffield S6 4GH
Guide Price £175,000

St Luke's Sheffield's Hospice

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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** An excellent opportunity to acquire this three bedroom freehold terraced property, ideally positioned in the popular and convenient residential area of Hillsborough. Offering accommodation arranged over three floors, the property benefits from a rear garden, an off-shot kitchen, uPVC double glazing and gas central heating.

The property is accessed via a rear entrance door, leading into an off-shot kitchen with space for an oven and washing machine, together with a wall-mounted gas boiler. The kitchen leads through to a dining area, which in turn provides access to the lounge, featuring a composite entrance door to the front of the property. There is also a useful cellar.

To the first floor are two bedrooms, with the principal bedroom benefiting from a useful storage cupboard situated beneath the staircase leading to the attic. The family bathroom is fitted with a three-piece suite comprising a bath with shower attachment, low-level WC and wash hand basin.

A staircase leads to the second-floor attic bedroom, which benefits from a Velux roof window allowing natural light into the room.

- THREE BEDROOM TERRACED PROPERTY
- FREEHOLD TENURE
- POPULAR HILLSBOROUGH LOCATION
- ACCOMMODATION OVER THREE FLOORS
- LOUNGE AND DINING AREA
- OFF-SHOT KITCHEN
- FAMILY BATHROOM WITH THREE-PIECE SUITE
- ATTIC BEDROOM WITH VELUX WINDOW
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- REAR GARDEN AND USEFUL CELLAR



















OUTSIDE
A low wall and gate encloses a front forecourt. Shared access leads to the rear garden with a patio, lawn and a brick built outbuilding.

LOCATION
Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

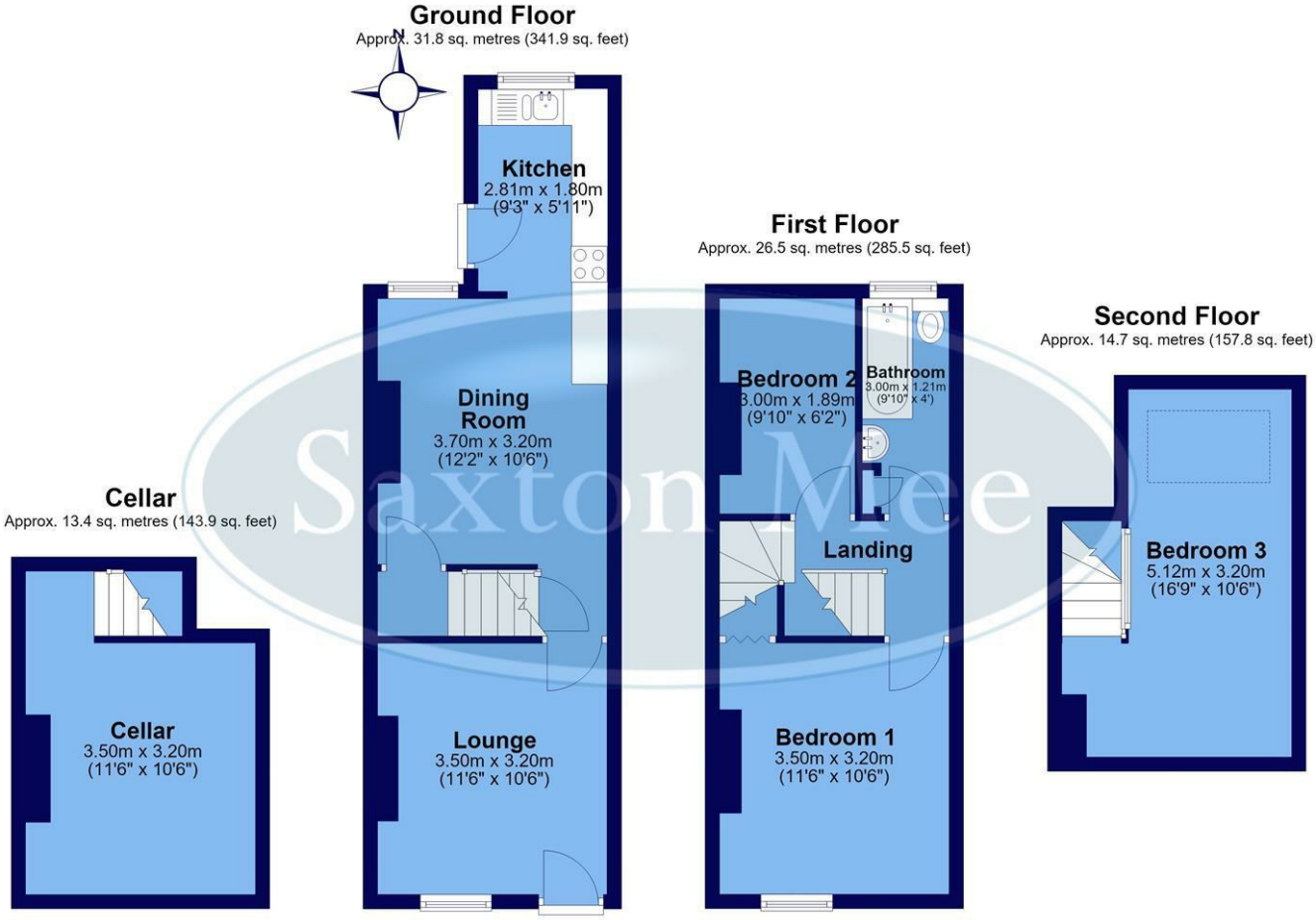
The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a jog, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: A

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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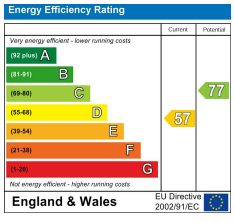


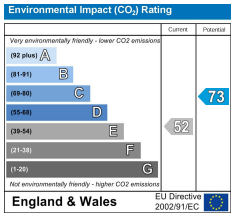
Total area: approx. 86.3 sq. metres (929.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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