



HUNTERS[®]
HERE TO GET *you* THERE

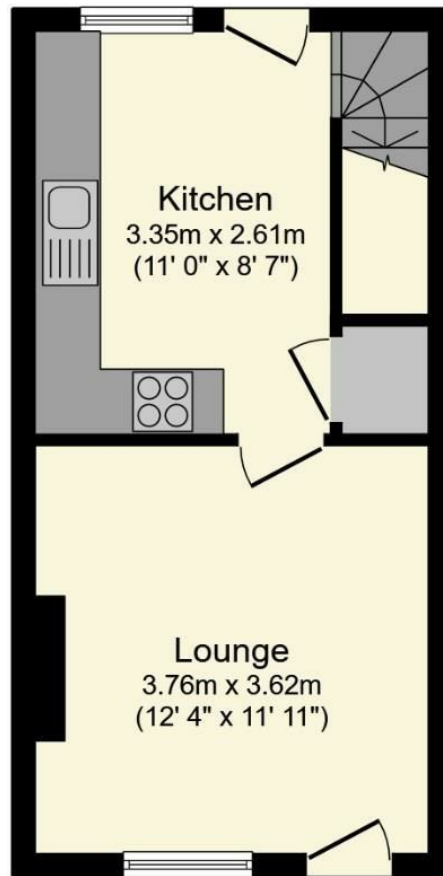
20 Oakland Road, Sheffield, S6 4LR

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Asking Price £190,000

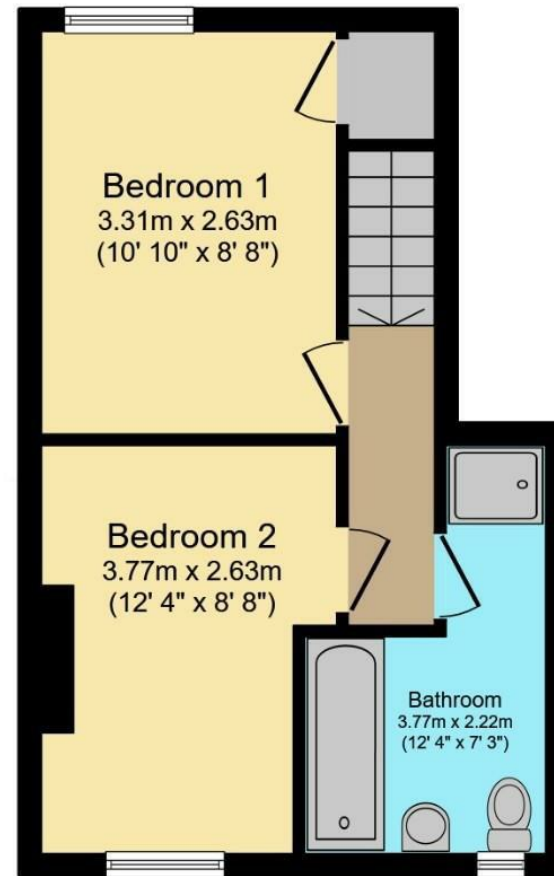
Hunters Hillsborough are delighted to market an immaculately presented two bedroomed mid terrace home situated in the heart of Hillsborough with access to an abundance of local amenities including the Sheffield Supertram links and the green spaces of Hillsborough Park. This stone built property offers a large welcoming rear garden and bright rooms, viewing is highly recommended. Entry via the back door into the breakfast kitchen with a good range of wall and base units. Integrated appliances include an electric oven and gas hob, undercounter washing machine and space for a free standing fridge freezer in a handy storage cupboard. Open plan stairs to the first floor and space for a dining table. Door through to the lounge, a bright and spacious room with neutral decor and access out to the front of the property. Upstairs you will find the master bedroom overlooking the rear of the property and with built in storage space. Further good size bedroom to the front and the family bathroom comprising a white three piece suite with a bath featuring centre taps, W/C and sink basin and a separate shower cubicle with a rainfall and handheld shower. Outside to the rear is a low maintenance garden with a patio area leading down to the lawn. Further patio takes you to the decking built around a stunning mature magnolia tree. The property has the added benefit of a large custom built shed with access via two doors included in the sale.

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Ground Floor

Floor area 27.4 sq.m. (295 sq.ft.)



First Floor

Floor area 31.2 sq.m. (336 sq.ft.)

Total floor area: 58.6 sq.m. (631 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

Local Area

Hillsborough offers a range of local amenities, including excellent public transport links via bus or Supertram, a variety of shops, bars, and restaurants, and the green spaces of Hillsborough Park are all within walking distance.

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.

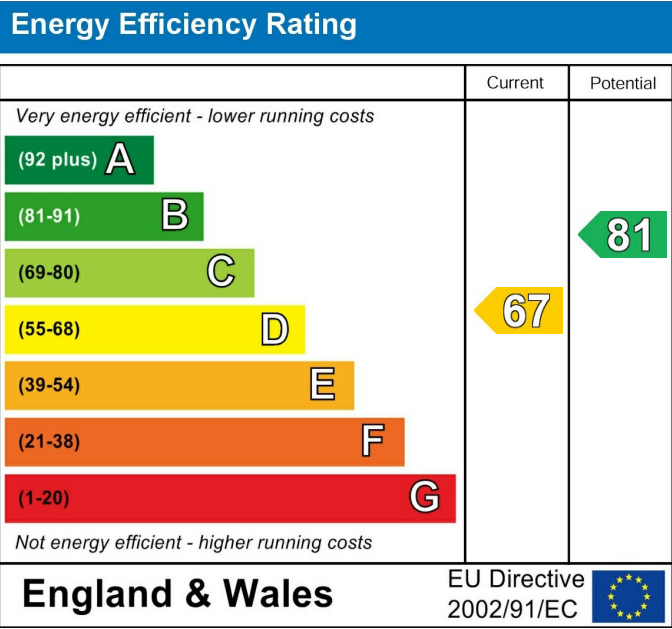
VACANT POSSESSION

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 requirement

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.





