



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

10 Lennox Road, Sheffield, South Yorkshire, S6 4LE

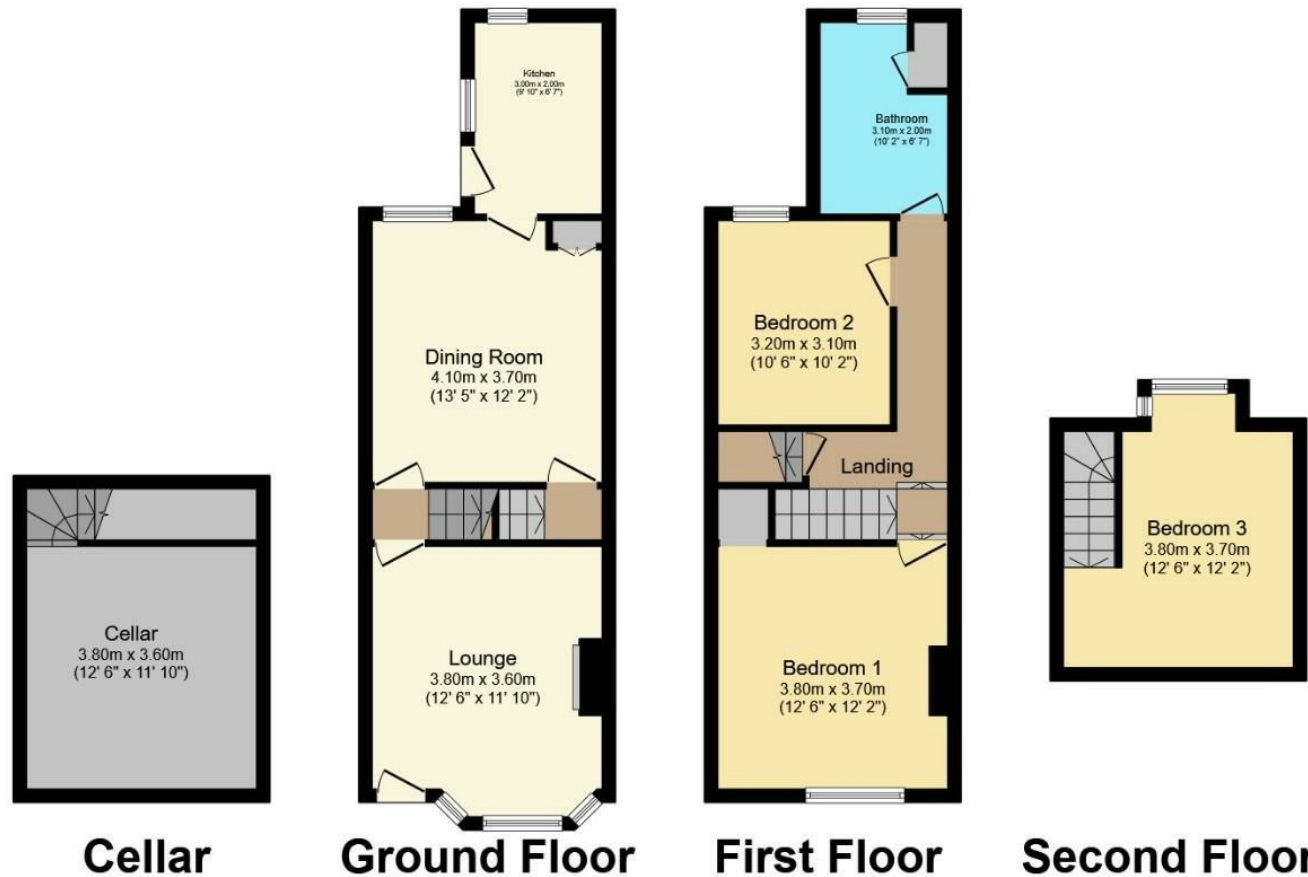
10 Lennox Road, Sheffield, South Yorkshire, S6 4FL

Asking Price £170,000

Hunters Hillsborough present a fantastic opportunity to purchase a three bedroom mid terrace home in the heart of Hillsborough, ideal for those ready for a project and wishing to put their own stamp on a forever home. The property currently has no central heating. Entry to the property via the front door into a spacious bay windowed lounge having a newly laid carpet that runs through to the dining room. Brick fire surround with space for a gas or electric fire and plenty of room for lounge furniture. Through to the inner lobby with stairs rising to the first floor. Dining area with modern panelling to the walls and a brick fire surround, large window overlooking the rear garden and access to the cellar head. Off shot kitchen with a range of wall and base units and space for usual kitchen white goods. Access to the private rear garden. The first floor has a double bedroom overlooking the front of the property with a generous under stairs storage space. Further good size bedroom and the family bathroom with a white three piece suite comprising bath, W/C and sink basin. Stairs rise to the attic bedroom with a dormer window, this room would be ideal as a master bedroom suite. Outside the property is set back from the road. A secure gate leads onto the low maintenance rear garden with a concrete patio area and wood chippings.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com





Total floor area 108.4 m<sup>2</sup> (1,167 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**

Conveniently situated for the Sheffield Supertram.  
Lennox Road is opposite Hillsborough Park and close to excellent local amenities including the Middlewood and Hillsborough shopping centres.

**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

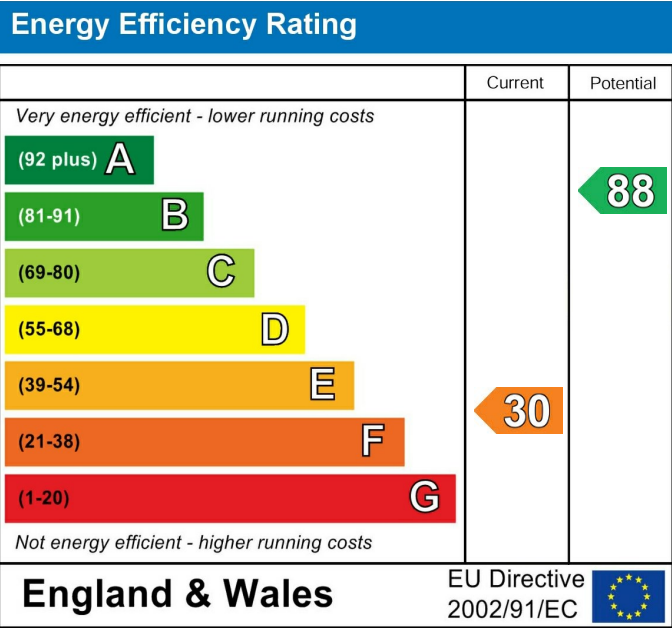
**VACANT POSSESSION**

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS**



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.











