



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

81 Hammerton Road, Sheffield, S6 2NA

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Guide Price £230,000

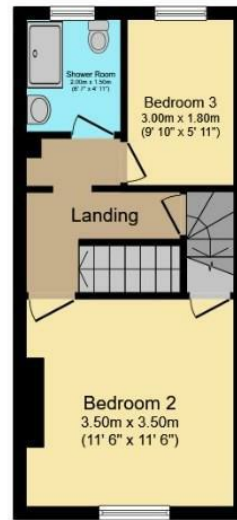
\*\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*\*

Hunters Hillsborough are delighted to present an exceptional mid terrace home with no neighbour access situated in the popular district of Hillsborough. Built in the early 1900's, the property boasts original features including high ceilings and double coving. Offering two bathrooms and a pleasant rear garden, viewing is highly recommended. Entry via double doors into the dining area with stripped back floorboards running through into the lounge. The diner is bright and spacious with a handy built in storage cupboard and leads into a galley style kitchen. Velux window and a good range of wall and base units, the kitchen has a range of integrated appliances including an electric oven, microwave and an electric hob. A freestanding washing machine and fridge freezer can be included in the sale. A door takes you through to a bathroom with a bath, shower from taps, W/C and sink basin. Inner lobby with stairs rising and access to the relaxing lounge with tasteful decor and focal point purpose built chimney breast with wooden rustic mantle. The first floor has a large master bedroom overlooking the front of the property with a built-in storage cupboard and a further good size bedroom to the rear. Family bathroom with a bath, shower from taps, W/C and sink basin. Stairs rise to a superb attic bedroom with a dormer window and bright and welcoming decor. Outside you will find an outhouse housing the boiler along with a well planned rear garden comprising a pebbled area leading to the artificial lawn and a raised decked terrace ideal for garden furniture.

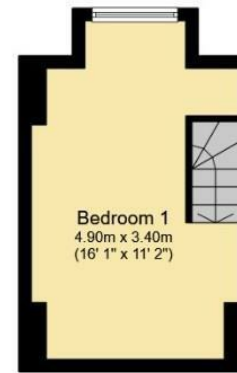
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**Ground Floor**  
 Floor area 38.7 sq.m.  
 (417 sq.ft.)



**First Floor**  
 Floor area 28.7 sq.m.  
 (309 sq.ft.)



**Second Floor**  
 Floor area 18.5 sq.m.  
 (199 sq.ft.)

**Total floor area: 86.0 sq.m. (925 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](http://www.Propertybox.io)

### Local Area

Ideally placed on quiet road in Hillsborough offering public transport in abundance including the Sheffield Supertram Links. Just a short walk into the centre of Hillsborough and the green spaces of Hillsborough Park. Morrisons supermarket and local shops in the Hillsborough Barraks on your doorstep.

### General Remarks

#### TENURE

This property is Freehold, there is an existing lease on the property but the owner of the property becomes the owner of the lease so no charges.

#### 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.

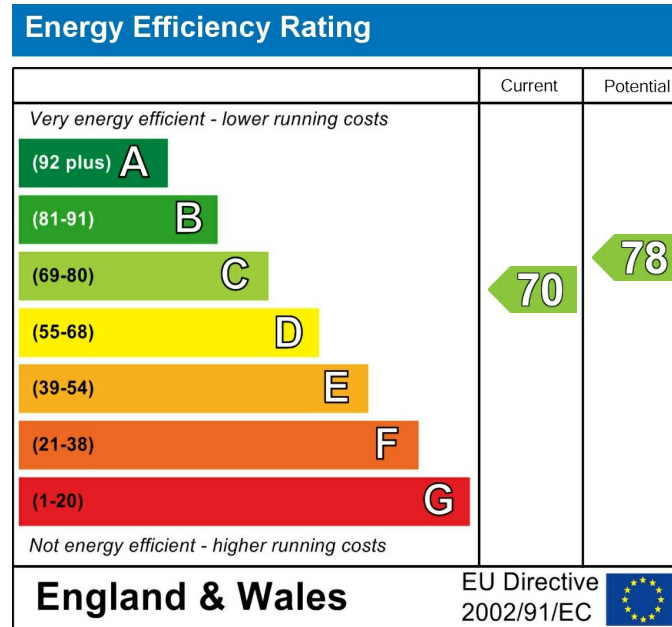
#### MORTGAGE FACILITIES

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 SECURED ON IT.**

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.









