

HUNTERS®
HERE TO GET *you* THERE

29, Hawksley Road, Sheffield, S6 2BA

29, Hawksley Road, Sheffield, S6 2BA

Asking Price £230,000

Situated on the popular Hawksley Road in the highly desirable area of Hillsborough, this spacious three-bedroom mid-terrace property offers generous accommodation, making it an excellent choice for families, first-time buyers or those looking for additional space to work from home.

The property benefits from two well-proportioned reception rooms, providing versatile living and dining space, ideal for both everyday family life and entertaining. There are three generously sized bedrooms, with the principal bedroom further benefiting from its own en-suite bathroom, adding an extra level of convenience.

Ideally positioned, the property is within easy reach of Hillsborough's excellent range of local shops, amenities and transport links, providing convenient access to Sheffield City Centre and the surrounding areas.

Offered to the market with no onward chain, this is an excellent opportunity to purchase a spacious home in a sought-after location, with the added benefit of a potentially smoother purchase process. Early viewing is highly recommended to fully appreciate the space and location on offer.

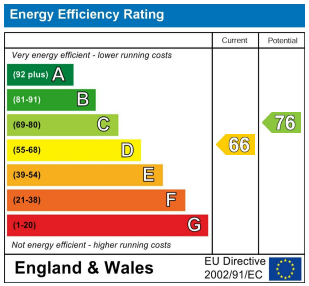
The area is well served by a selection of well-regarded local schools, including Hillsborough Primary School, Walkley Primary School and Sacred Heart Catholic Primary School, making it an appealing location for families. For older children, Forge Valley School & Sixth Form provides secondary and further education, all adding to the area's appeal for buyers looking to settle in a family-friendly neighbourhood.

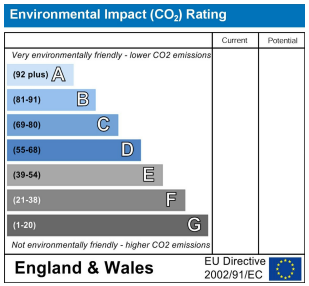
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Total floor area: 113.8 sq.m. (1,225 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





General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

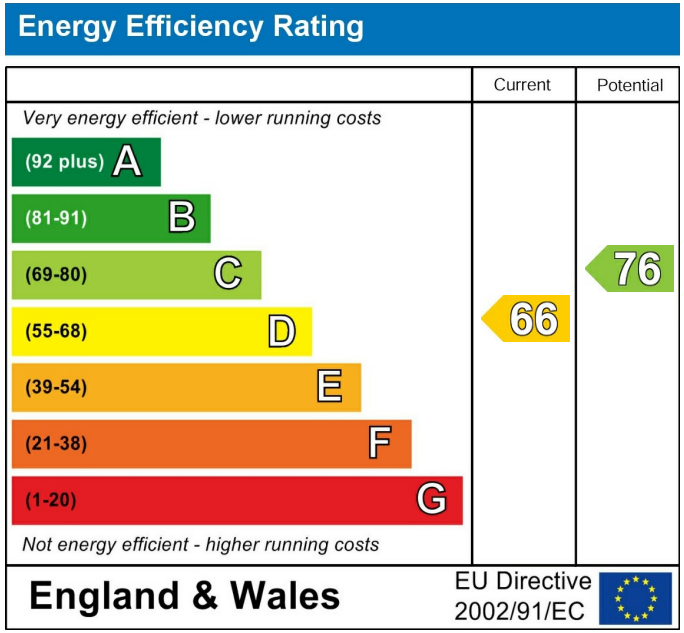
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.

Anti Money Laundering
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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.

































