



HUNTERS®
HERE TO GET *you* THERE

92 Fort Hill Road, Sheffield, S9 1BB

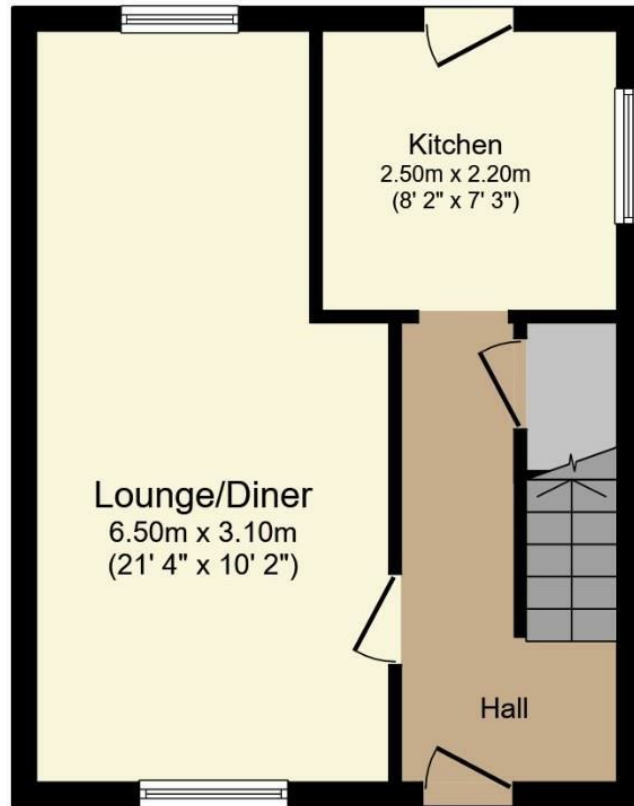
92 Fort Hill Road, Sheffield, S9 1BB

Guide Price £170,000

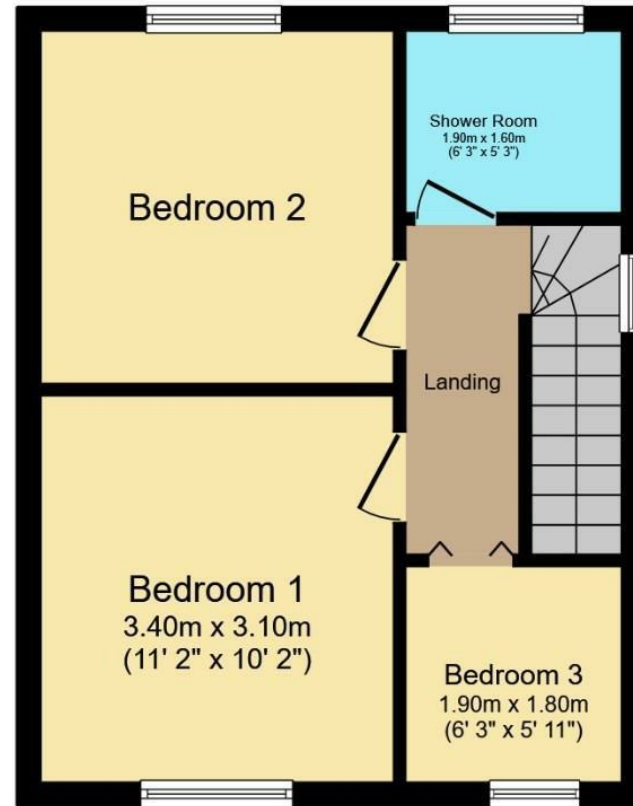
*** GUIDE PRICE OF £170,000 - £180,000 ***

Hunters Hillsborough present a superb three bedroom semi detached property with off road parking for two/three vehicles and a delightful rear garden. Commanding far reaching views over Sheffield, viewing is highly recommended to appreciate the accommodation on offer. Entry via the front door into the entrance hallway with stairs rising, access to ground floor rooms and a handy under the stairs storage cupboard. Bright and spacious lounge diner with front and rear facing windows and plenty of space for furniture, finished in modern grey decor. Fully fitted kitchen with a good range of wall and base units, integrated appliances include an electric oven and four ring gas burner, fridge freezer, washing machine and a dishwasher. Access to the rear garden from the kitchen. Upstairs you will find a front facing master bedroom with outstanding views over Sheffield. Further double overlooking the rear of the property and a single. Shower room with a rainfall and handheld shower, W/C and sink basin. Set back from the road, the property has a driveway at the side and space at the front for off road parking. Steps lead up to the front door. Secure gate at the side gives access to a superb rear garden with a large patio area and outdoor storage space included in the sale. Steps lead up to the tiered levels of the garden, finishing off with a decked area at the top, an ideal space to enjoy those envious views of an evening.

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Ground Floor



First Floor

Total floor area 67.4 sq.m. (725 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

Excellent location, situated just a short drive from Northern General Hospital as well as easy access to local amenities including Meadowhall shopping facilities, popular schools, public transport links, and the M1 Motorway network.

General Remarks

TENURE

This property is Leasehold with 135 years remaining at a cost of £18 per year.

RATING ASSESSMENT

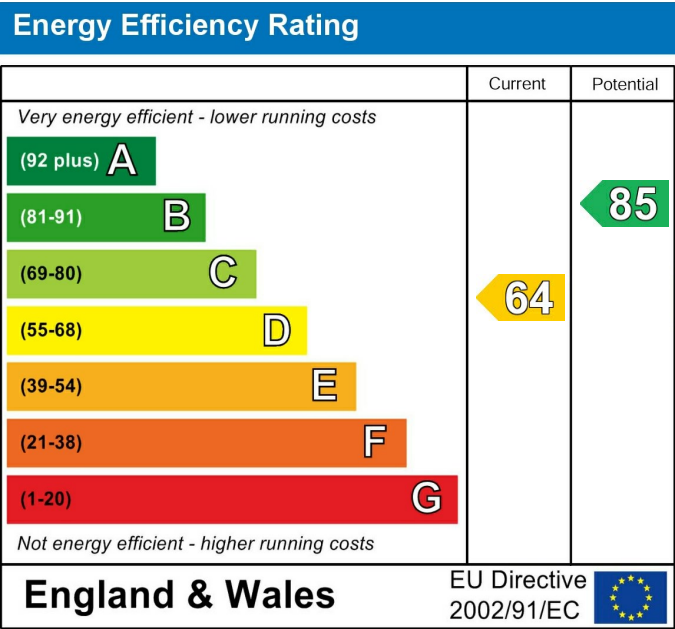
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.

