



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

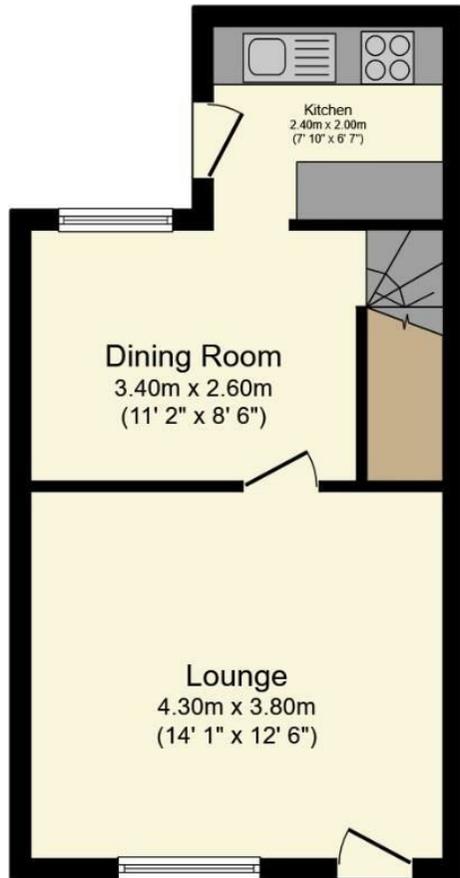
3 Towngate Road, Worrall, Sheffield, S35 0AR

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Asking Price £200,000

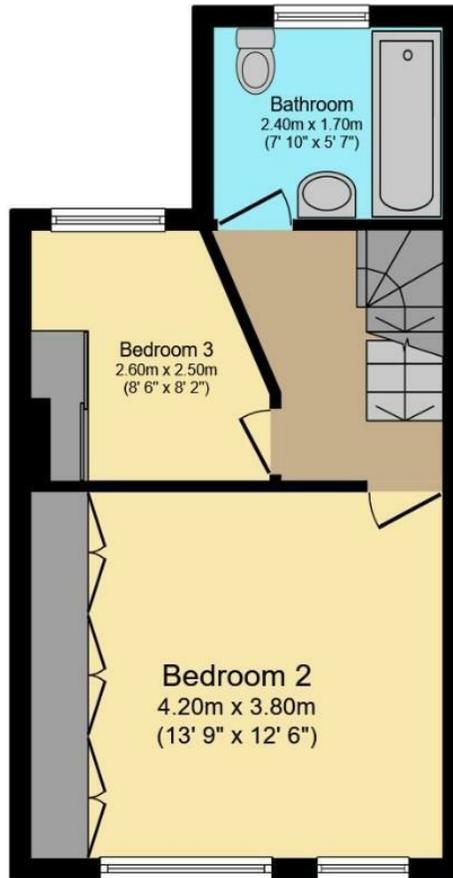
Hunters Hillsborough present a rare opportunity to purchase a three bedroomed stone fronted mid terrace home set in an enviable position in the heart of Worrall Village. Dating back to around 1878 this superb family home offers spacious accommodation and outstanding views across the valley and beyond. Entry via the back door into an offshot kitchen with a range of wall and base units and freestanding appliances included in the sale. An archway takes you through to the dining room with open stairs up to the 2nd floor and access to a dry and usable cellar. Stepping down into the lounge you are greeted with a bright and spacious front room enjoying those far reaching views. Fire surround with a gas fire and back boiler and front door access. The first floor offers a supersized double bedroom with two front facing windows and a range of fitted wardrobes across one wall. Single bedroom to the rear along with the family bathroom comprising bath, shower over bath, W/C and sink basin. Stairs rise to the master bedroom with a large dormer window and a range of fitted bedroom furniture included in the sale. The eaves give space to a walk in storage room, ideal for conversion to an en suite with the relevant planning permission. Delightful rear garden with concrete steps up to the lawn. Mature plants and shrub borders with a privacy fence.

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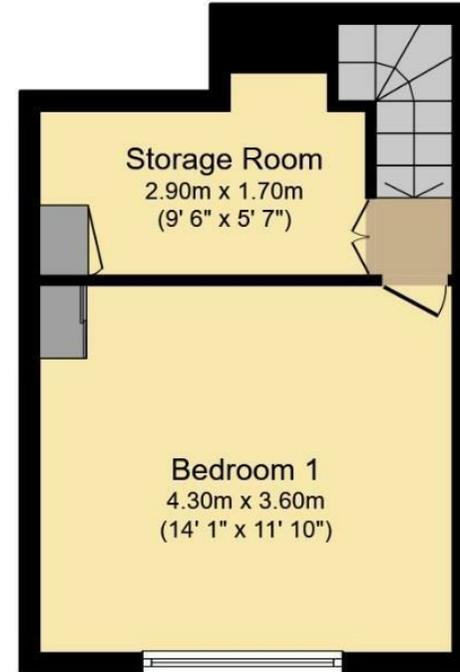
**Ground Floor**

Floor area 33.0 sq.m. (355 sq.ft.)



**First Floor**

Floor area 33.0 sq.m. (355 sq.ft.)



**Second Floor**

Floor area 26.2 sq.m. (282 sq.ft.)

**Total floor area: 92.2 sq.m. (992 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

Situated in the sought after village of Worrall, the property is within walking distance to local amenities including regular public transport and just a stones throw away from open countryside and Bradfield School.

## General Remarks

### GENERAL REMARKS

TENURE The property is Freehold.

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

### 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.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



