



HUNTERS®

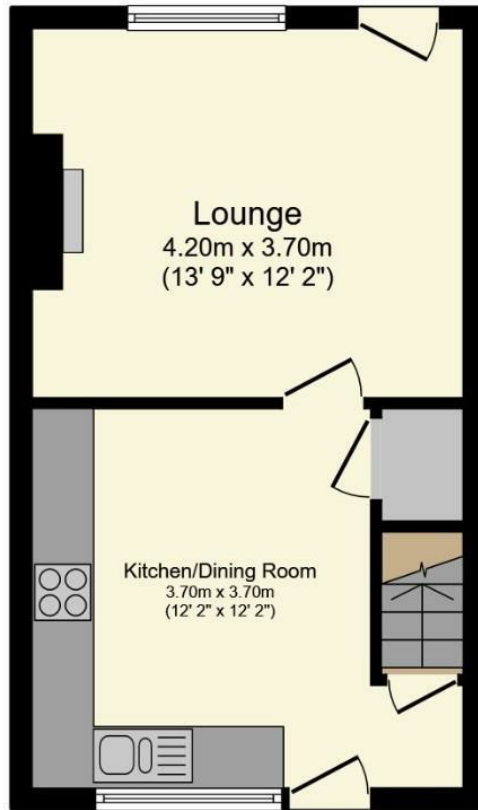
HERE TO GET *you* THERE

Poole Cottage, 155 Fox Hill Road, Sheffield, S6 1HF

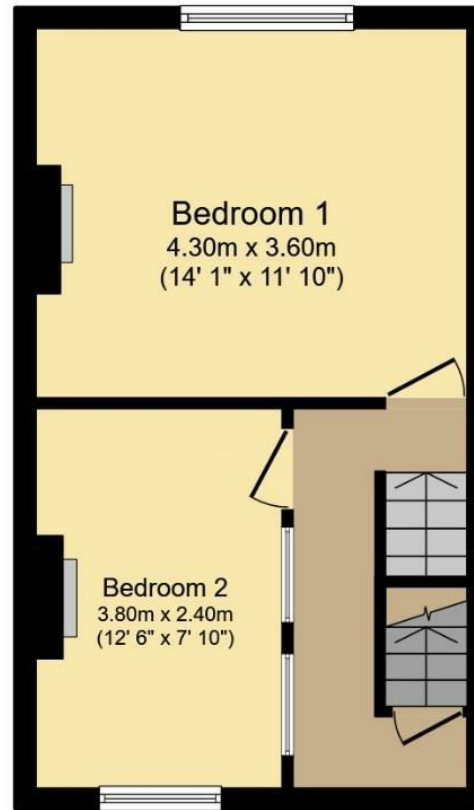
Poole Cottage, 155 Fox Hill Road, Sheffield, S6 1HF

Asking Price £195,000

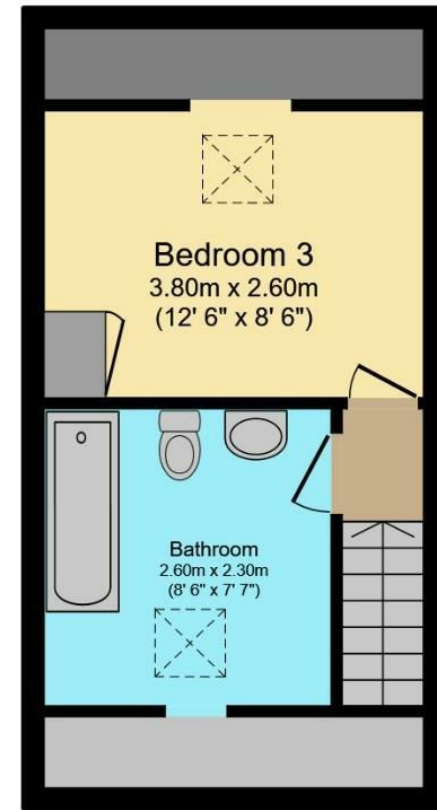
Hunters Hillsborough present a unique opportunity to purchase a three bedroomed stone built mid terrace cottage on a private road in the Birley Carr area of Sheffield 6. This good size property is set over three floors and would appeal to first time buyers and investors alike and is offered for sale with no onward chain. Entry through the front door to the breakfast kitchen with a wide range of wall and base units with wooden fronts and accompanying work surfaces. Integrated appliances include an electric oven and gas hob, fridge freezer and a washing machine. There is under stairs access to the cellar, ideal for storage and an enclosed staircase leading to the first floor. A door leads through to the lounge with stripped back wooden flooring, focal point feature fire surround with a gas fire currently ornamental but can easily be re-connected, and a window overlooking the rear courtyard. Upstairs to the first floor the master bedroom mirrors the size of the lounge with an ornamental fireplace and garden views and beyond. Further good size bedroom to the front of the property, again with an ornamental fireplace. From the hallway, a staircase rises to the second floor where we find bedroom three with a velux window and storage under the eave. Contemporary family bathroom with modern decor featuring a bath, shower over bath, WC and pedestal sink. There is a low maintenance gravelled rear courtyard with fencing surround, an ideal spot to enjoy your morning coffee or the late evening sun. Parking is available at the front of the property.



Ground Floor
Floor area 31.1 sq.m. (334 sq.ft.)



First Floor
Floor area 31.1 sq.m. (335 sq.ft.)



Second Floor
Floor area 24.8 sq.m. (267 sq.ft.)

Total floor area: 86.9 sq.m. (936 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

Local Area

Birley Carr is a popular district with tree lined streets and just a short walk to the nature walks of Beeley Woods There's a good selection of local pubs in the area and the Kilner Way retail park, Asda Supermarket and Sainsburys are within walking distance.

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

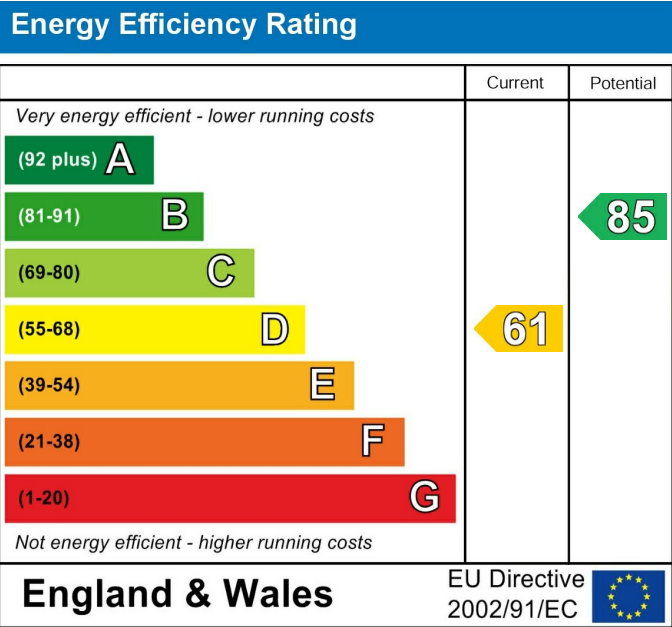
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.







