



HUNTERS®

HERE TO GET *you* THERE

22 Robinson Road, Park Hill, S2

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£165,000

Hunters Hillsborough are delighted to present this large, three bedroom mid-terraced home on Robinson Road in the charming Park Hill area. This is an excellent opportunity for first-time buyers, young professionals, or savvy investors. The property is ideally situated within a vibrant hillside community, where residents can enjoy a variety of independent cafés, art spaces, and beautifully landscaped green areas, all just a short five-minute stroll from Sheffield Train Station and the bustling city centre.

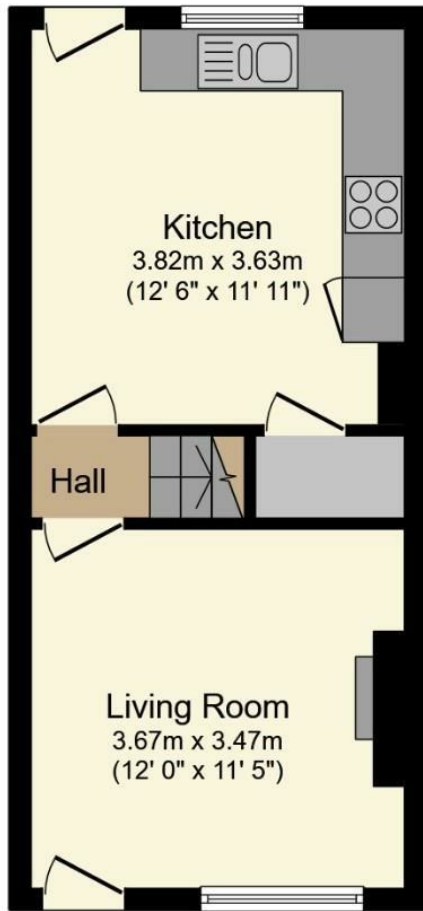
Upon entering, you are welcomed into a stylish front living area, complete with a cosy electric fireplace that sets a warm and inviting atmosphere. This space seamlessly flows into a spacious kitchen and dining room area which is perfect for social gatherings and entertaining friends and family. It also includes plenty of storage space alongside integrated fridge freezer, gas hob, and washing machine.

The first floor features a versatile small bedroom, currently utilised as an additional living area, alongside a modern bathroom equipped with a four-piece suite, including bath with separate shower, sink basin and W/C. Adjacent to the bathroom, the main double bedroom boasts hidden storage, ensuring a clutter-free environment.

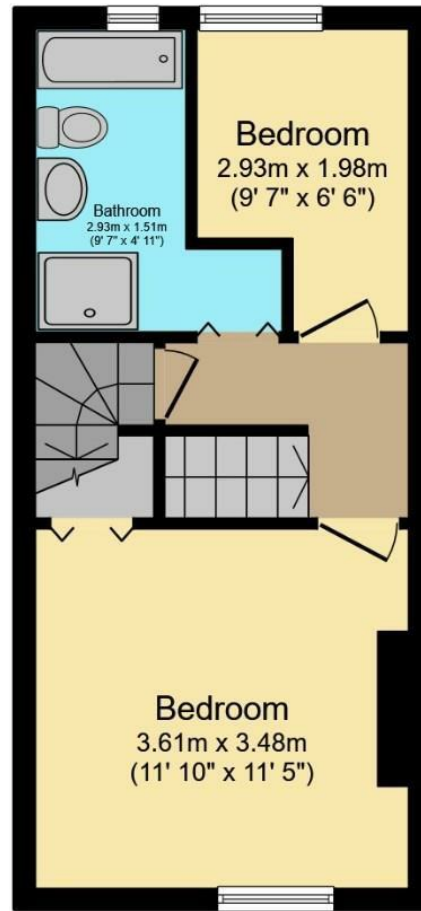
Venturing to the second floor, you will discover a bright and expansive attic bedroom, enhanced by a Velux window that floods the space with natural light, providing ample room for relaxation or creative pursuits.

Outside, the property is complemented by a well-maintained enclosed Astroturf garden, complete with a shed, offering a low-maintenance outdoor space ideal for enjoying the fresh air or hosting summer barbecues. This charming home combines comfort, style, and convenience, making it a must-see for those seeking a property in this desirable location.

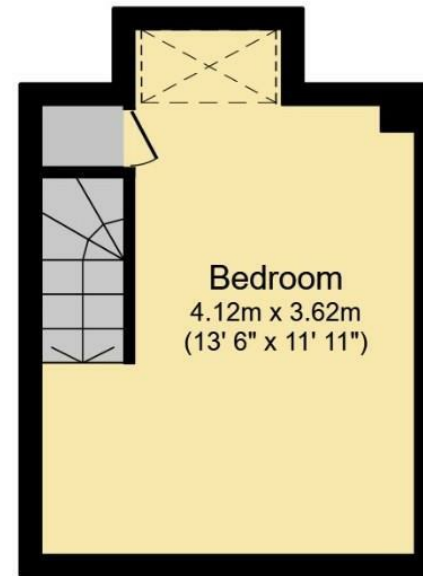
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Ground Floor



First Floor



Second Floor

Total floor area: 76.7 sq.m. (826 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

TENURE

This property is Leasehold with 81 years remaining.

RATING ASSESSMENT

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

VACANT POSSESSION

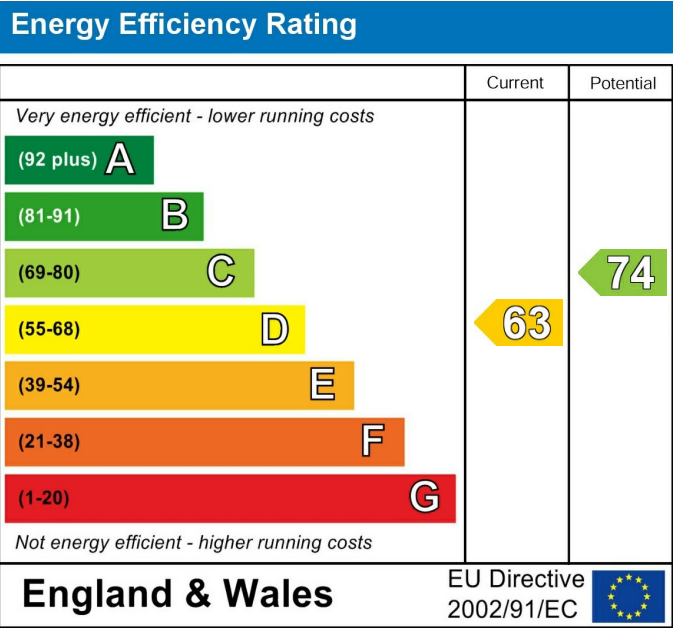
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

AML

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.

