HUNTERS®

HERE TO GET *you* THERE



# Fort Hill Road

## Sheffield, S9 1BB

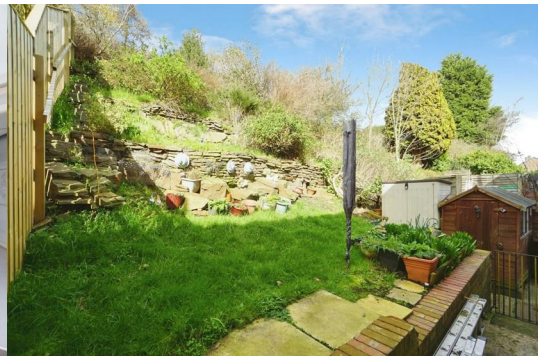
## Asking Price £150,000

3 1 1 E

Hunters Hillsborough are delighted to present a three bedroomed semi detached home situated in the ever popular district of Wincobank with the Ofsted rated “Good” Limpsfield Junior School just a short walk away. This neat and tidy property is a blank canvas for anyone starting out on the property ladder and would also appeal to Investors alike. The welcoming entrance lobby has stairs to the first floor and leads into a spacious lounge and adjoining dining area. The fitted kitchen offers a range of wall and base units with space for undercounter appliances and provides direct access to the rear garden. Upstairs, the first-floor offers two double bedrooms and good size single along with the bathroom having a corner shower, W/C and sink basin. Outside you will find both front and rear gardens, as well as a shared driveway to the side, offering off street parking. Viewing is highly recommended.







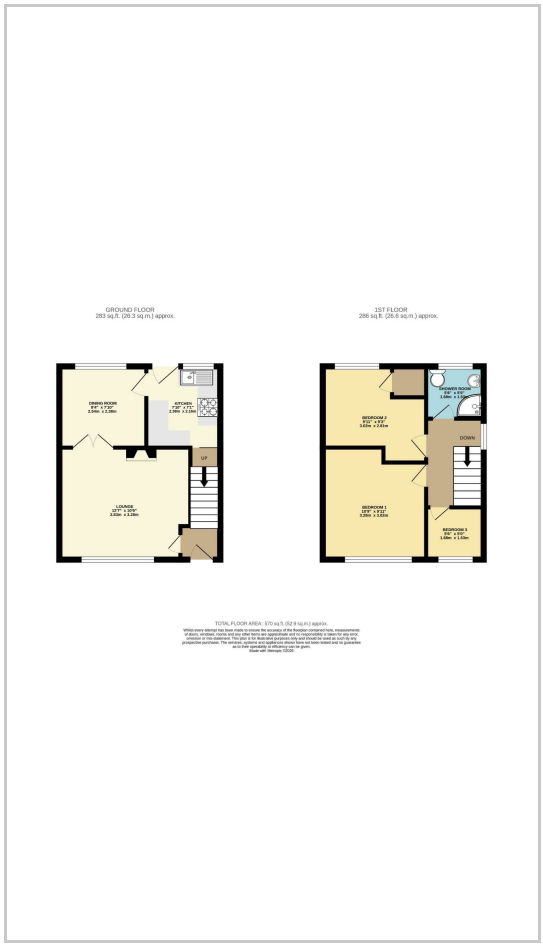
General Remarks
GENERAL REMARKS
TENURE This property is Leasehold with a term of 200 years from 1960.
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.
MORTGAGE FACILITIES
We should be pleased to advise you in obtaining 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.

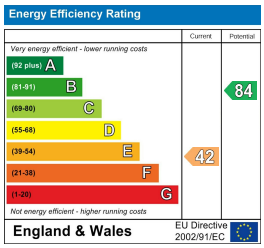
## Area Map

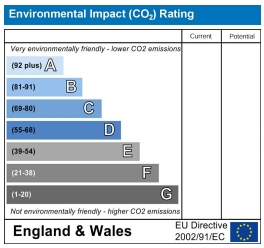



## Floor Plans



## Energy Efficiency Graph




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.
**THINKING OF SELLING?** 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.

1 Middlewood Road, Hillsborough, S6 4GU
Tel: 0114 242 4260 Email: hillsborough@hunters.com https://www.hunters.com