



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

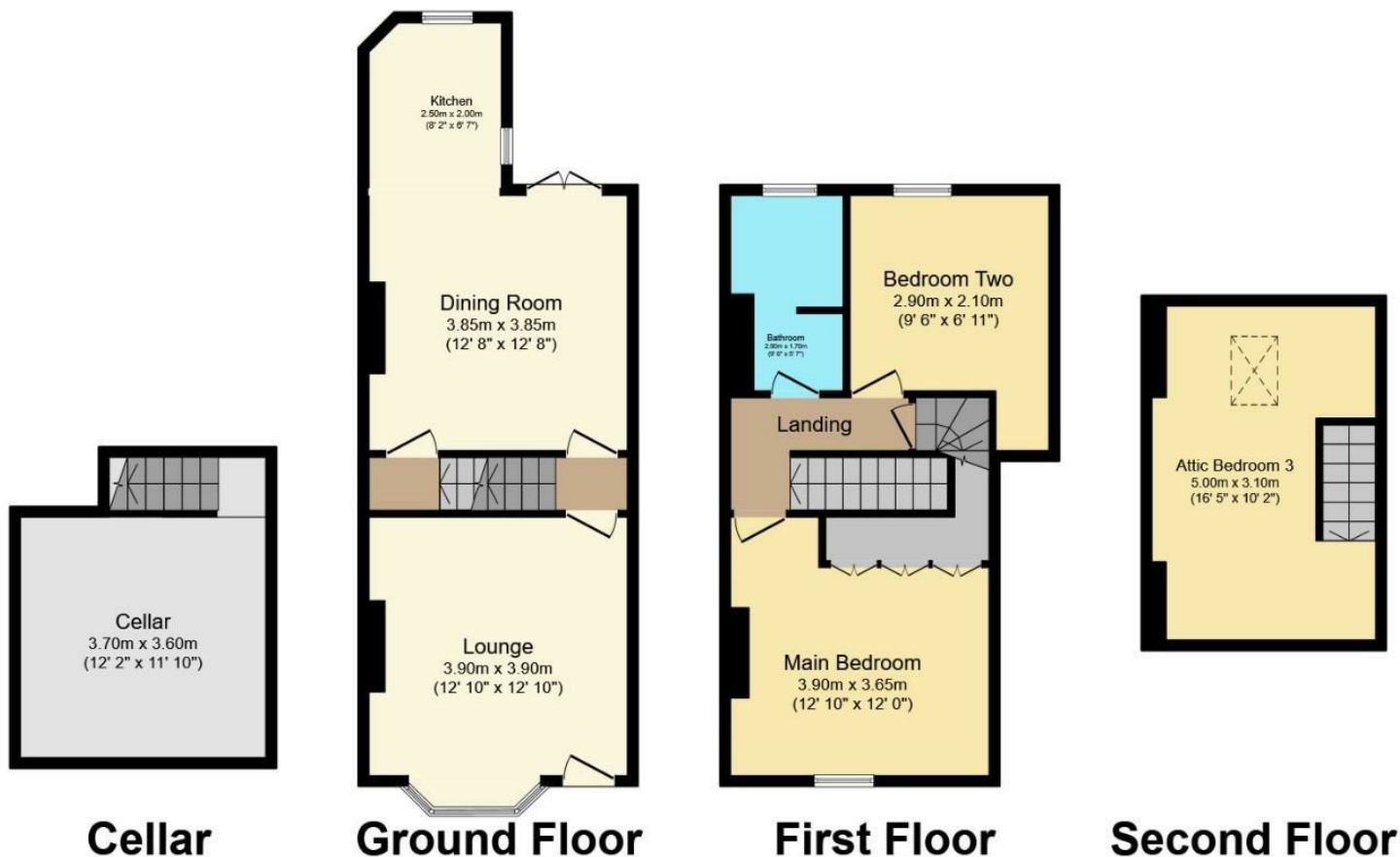
41 Shepperson Road, Sheffield, S6 4FG

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Asking Price £230,000

Hunters Hillsborough are delighted to present a desirable three double bedroom stone fronted Victorian villa situated at the end of a quiet cul-de-sac just a short stroll into Hillsborough centre and the green space of Hillsborough Park. Offering an offshot kitchen and accommodation over three levels, viewing is highly recommended. Usual entry via the side ginnel through a secure gate into the delightful garden. French doors lead into the bright and spacious kitchen diner with contemporary decor and stunning laminate flooring throughout. The kitchen has a good range of wall and base units with an integrated electric oven, gas hob, washing machine and space for other free standing appliances. Two windows give views over the back garden and there is access to a handy cellar ideal for storage from the dining area. Door through to the inner lobby with stairs rising to the first floor and a further door into the impressive lounge. Large front facing bay window and a door out to the front. Feature fire surround with a real flame gas fire for cosy nights. The first floor has the master bedroom with a range of fitted wardrobes that lead further back into the under the stairs cupboard. Further double bedroom benefiting from over the ginnel space. Family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with modern metal balustrades, wooden flooring and a Velux window. Outside to the rear is a newly laid patio, ideal for garden furniture. Small steps up to the main patio area with pebbled borders and a range of mature shrubs and plants with covered storage area and a further brick built outbuilding.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
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Total floor area 110.2 m<sup>2</sup> (1,186 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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**GENERAL REMARKS**

**TENURE**

This property is Leasehold 800 Years From 25 March 1901 with 677 years remaining at a cost of £1.63 per annum

**RATING ASSESSMENT**

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

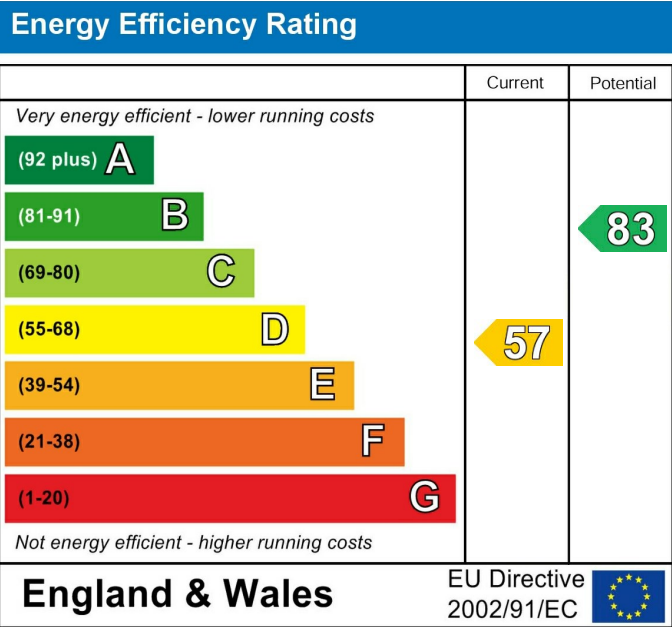
**VACANT POSSESSION**

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.

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.



