



HUNTERS[®]
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130 Taplin Road, Sheffield, S6 4JH

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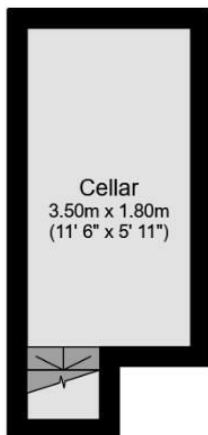
Guide Price £160,000 - £170,000

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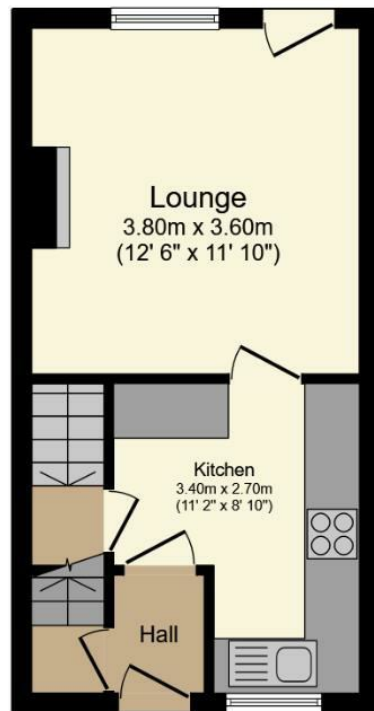
Hunters Hillsborough are delighted to present an attractive, 2-3 bedroom end terraced home situated on a highly popular road in the sought after district of Hillsborough. Finished to a high standard and offered for sale with no onward chain, viewing is highly recommended. Entry via the front door into a superb lounge with the main focal point being an open fireplace with chimney vent. The kitchen contains an electric oven with extractor fan over, washing machine, and under counter fridge freezer, all included in the sale. Access to the cellar via the kitchen area which houses the fuse board and gas/electric metres. Access from the hallway to the driveway/rear of property containing a path.

The first floor offers two comfortable rooms, one used as a bedroom which is front facing and one to the rear which could be used as an office/occasional room. The family bathroom contains a separate mixer shower and bath with a WC and pedestal sink and towel radiator. Super-sized attic bedroom with a Velux window and another to the side, which would make an ideal master bedroom. Outside the property offers a flagged path with access to the drive.

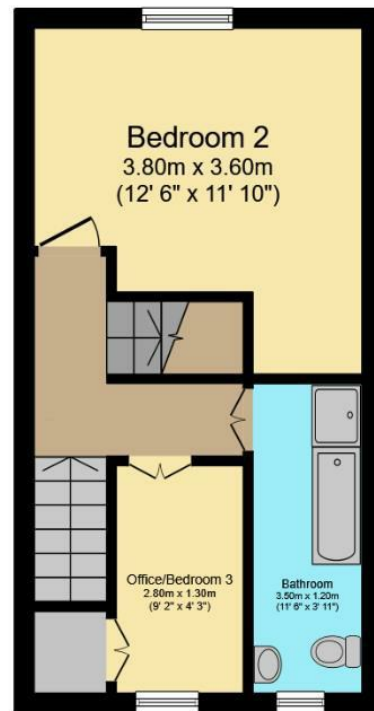
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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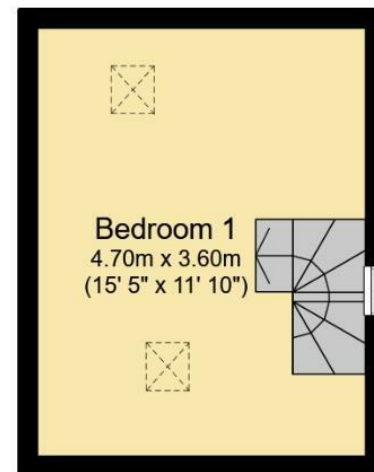
Cellar
Floor area 6.9 sq.m.
(75 sq.ft.)



Ground Floor
Floor area 26.3 sq.m. (283 sq.ft.)



First Floor
Floor area 26.3 sq.m. (283 sq.ft.)



Second Floor
Floor area 16.9 sq.m. (182 sq.ft.)

Total floor area: 76.4 sq.m. (823 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

Taplin Road is ideally situated for the convenience of various amenities within walking distance, including the Sheffield Super tram links, Hillsborough Park local convenience shops, cafés, takeaways etc, that the Hillsborough shopping centre has to offer.

General Remarks

The 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

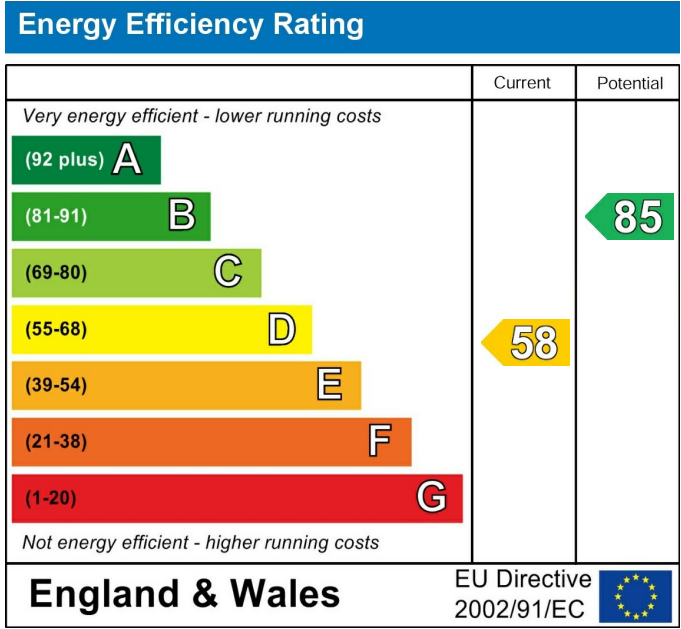
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

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

Anti Money Laundering

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.







