



HUNTERS[®]
HERE TO GET *you* THERE

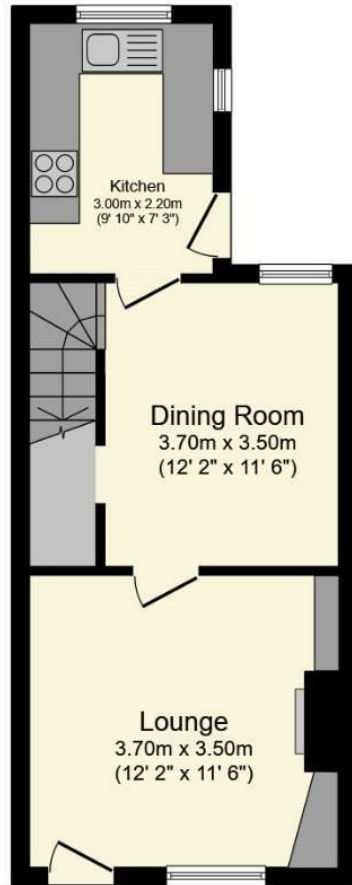
71 Hunter Road, Sheffield, S6 4LF

71 Hunter Road, Sheffield, S6 4LF

Asking Price £150,000

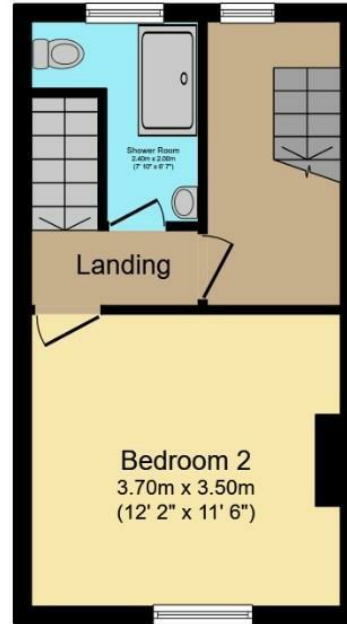
Hunters Hillsborough present a fantastic opportunity for first time buyers or investors to purchase an extended two bedroomed mid terrace home situated in the ever popular district of Hillsborough. Just a stones throw away from the many amenities Hillsborough has to offer along with the Sheffield Supertram routes into the city centre and beyond, this property would be perfect for young professionals or portfolio landlords. Entry via the back door into a superb fully fitted kitchen with modern wall and floor tiles and a range of wall and base units together with integrated appliances. Door through to the dining area with high ceilings and stairs leading up to the first floor. Understairs storage currently housing a homemade bar and with a hatch leading down to the cellar. Front facing lounge with chimney breast and fire surround, access out to the street via the front door. The first floor has the family bathroom with floor to ceiling tiles, shower enclosure, sink basin and W/C. There is a large double bedroom overlooking the front of the property and a corridor at the side of the bathroom with stairs rising to the attic bedroom. Built in storage cupboards and a dormer window in the attic with plenty of space for bedroom furniture. Outside the property has a delightful rear courtyard, ideal for garden furniture to enjoy a morning coffee in this sunny spot.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor

Floor area 32.7 sq.m. (352 sq.ft.)



First Floor

Floor area 25.9 sq.m. (279 sq.ft.)



Second Floor

Floor area 16.6 sq.m. (179 sq.ft.)

Total floor area: 75.3 sq.m. (810 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 Freehold

RATING ASSESSMENT

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

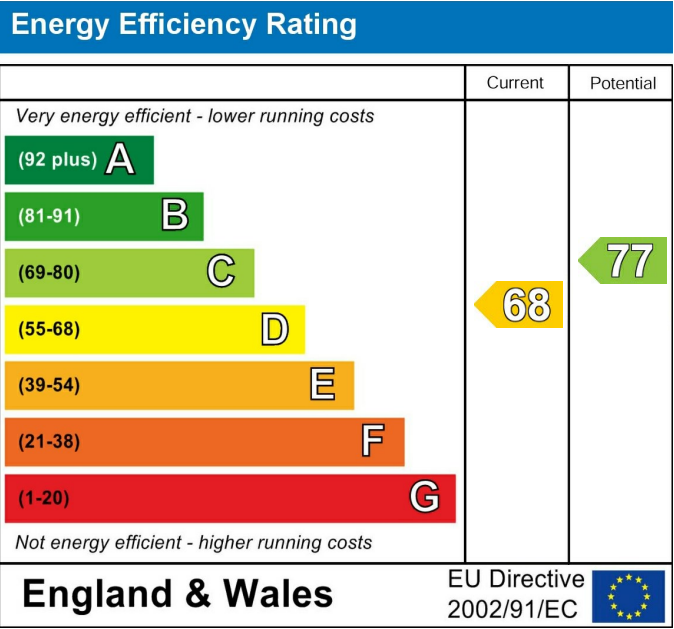
VACANT POSSESSION

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.

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.









