



HUNTERS[®]
HERE TO GET *you* THERE

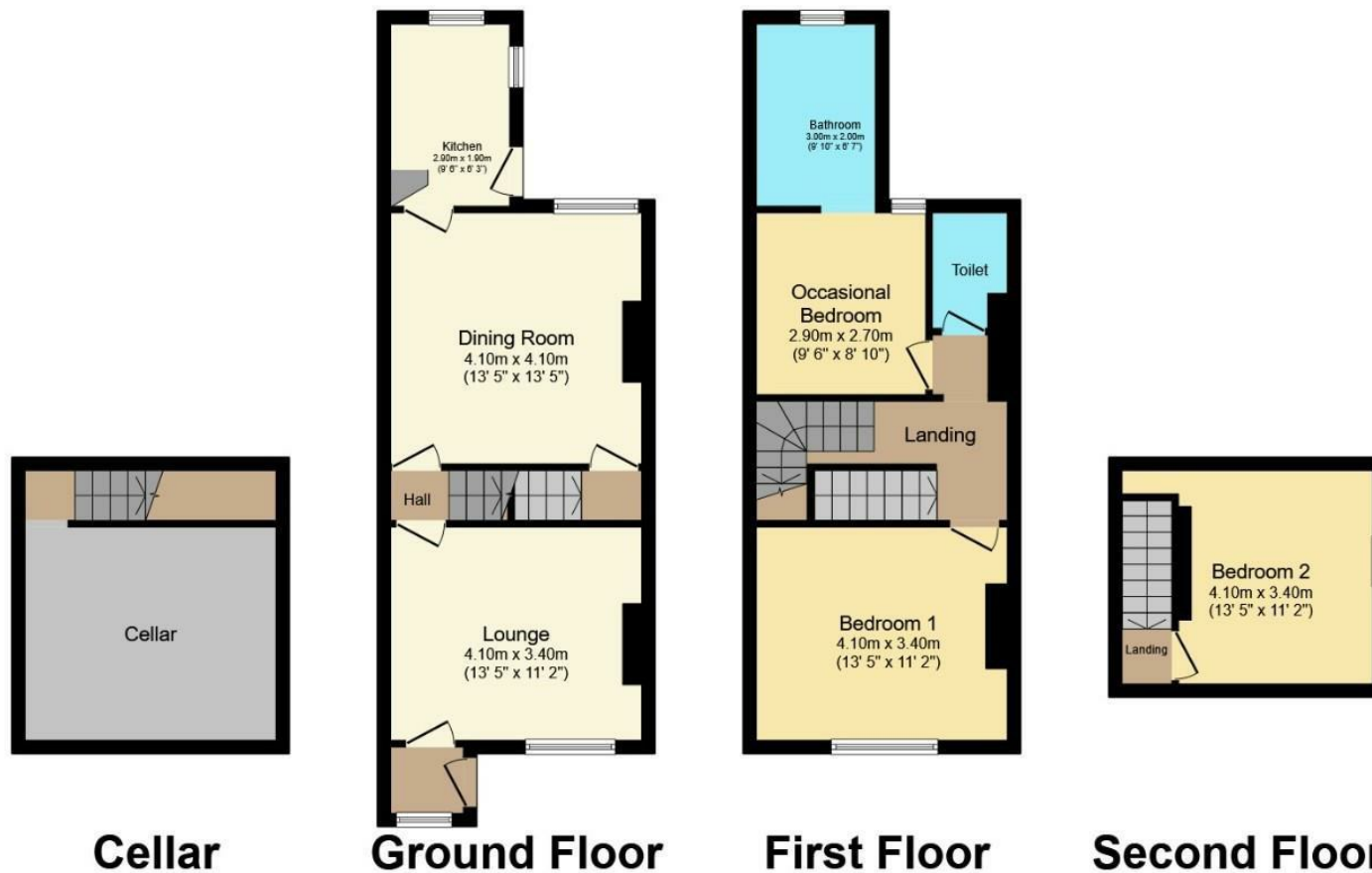
178 Fox Hill Road, Sheffield, South Yorkshire, S6 1HE

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Asking Price £165,000

Hunters Hillsborough present a two/three bedroom stone fronted mid terrace family home situated in the popular district of Birley Carr on the doorstep of open countryside walks and the many amenities Kilner Way retail park has to offer. The property boasts high ceilings and an offshoot kitchen along with a low maintenance garden, early viewing is highly recommended. Entry via a handy front porch, ideal for coats and boots leading into the cosy lounge with a feature fire surround and an electric fire. Door through to the inner lobby with stairs rising and leading into the dining area. Wooden flooring compliments this room along with a fire surround and an electric fire. Door to the cellar and access to the off shot kitchen. Galley style kitchen with a range of wall and base units. Integrated eye level electric oven and microwave and an electric hob. Space for the usual freestanding appliances and access via the back door to the garden. The first floor has a good size bedroom to the front of the property and an occasional double bedroom to the rear giving access to the bathroom. The bathroom has a bath, shower over bath and sink basin, the separate W/C is located off the landing. Stairs rise to the 2nd floor attic bedroom with a side window and eaves storage. Outside the property is set back from the road with a stone wall and flagged front garden. Access via the side of the house to the family garden with a lawn, flagged area and even a WW2 bomb shelter.

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Total floor area 110.7 m² (1,192 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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LOCAL AREA

Birley Carr is a popular district on the outskirts of Hillsborough with stunning countryside walks and good local schools. There's a selection of local pubs in the area and the Kilner Way retail park, Asda Supermarket and Sainsburys are within walking distance.

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.

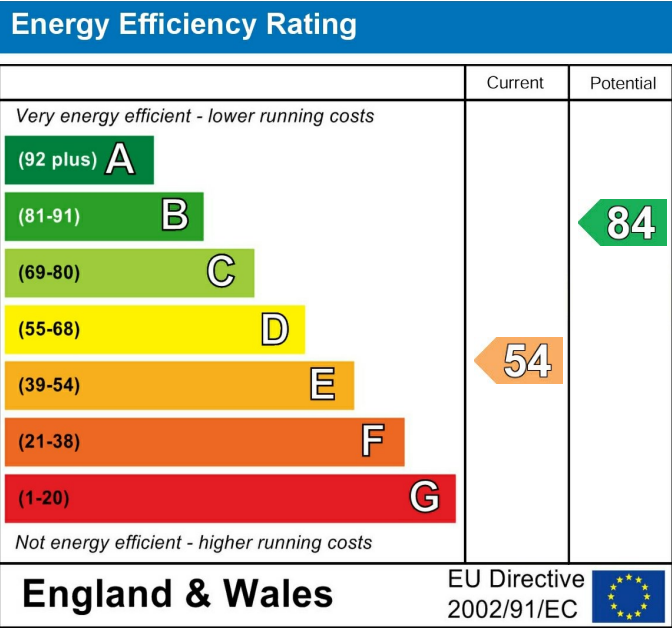
VACANT POSSESSION

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.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS

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.



