

HUNTERS[®]

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Fox Hill Road

Sheffield, S6 1HB

£170,000



Hunters Hillsborough are delighted to present a superb converted 2 / 3 bedroom town house in the popular district of Wadsley Bridge. Set back from the road with accommodation over three levels, the property has commanding views over Sheffield. Driveway leading to the front door and into the entrance hallway giving access to the utility room with sink basin and plumbing for a washing machine. The integral garage has been converted into a spacious room with spotlights and front facing window, currently being used as occasional bedroom 3. Stairs rise to the first floor into an open plan lounge/kitchen diner. Laminate flooring throughout and the lounge enjoys a bay window with stunning views out over Sheffield. Through to the kitchen diner with a fantastic range of wall and base units with white high gloss fronts and dark work surfaces. Built in electric oven and gas hob with extractor fan, space for freestanding under counter fridge freezer. Breakfast bar for family meals and patio doors out the private rear garden. Stairs rise to the second floor with a good size single bedroom with a Velux window. Master bedroom with large built-in storage cupboard and the family bathroom with a white 3 piece suite comprising bath, shower over bath, W/C and sink basin. Outside the property has a sun soaked patio area, great for garden furniture and summer BBQ's with steps leading up to a rockery with garden path to the top. Well placed for a host of local amenities in the area including the Kilner Way retail park, Sainsburys supermarket and reputable schools. A 10 minute walk to the Supertram network allowing easy access the the City for commuting as well as regular bus services.. GENERAL REMARKS TENURE We understand the property is Leasehold 200 years from 1983 with 161 years remaining at a cost of £30 per annum..

RATING ASSESSMENT We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B

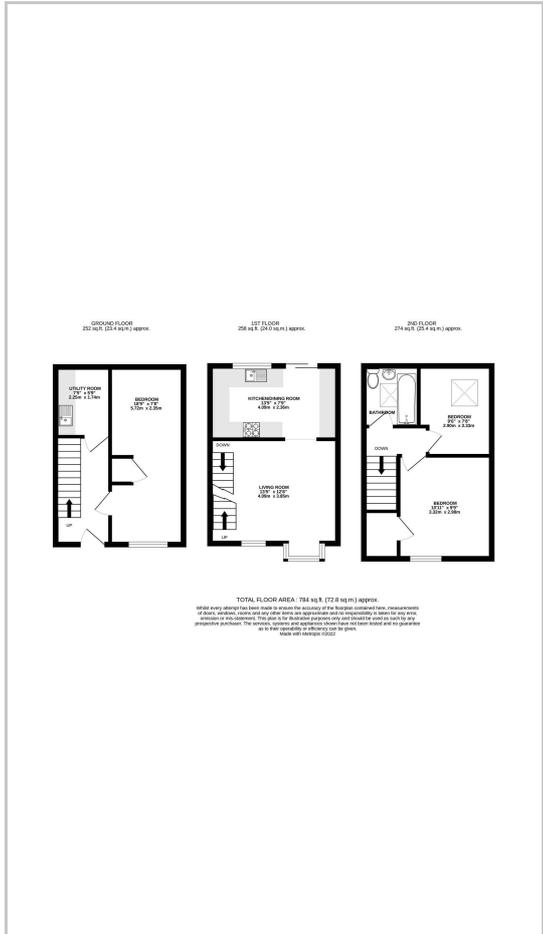
MORTGAGE FACILITIES We should be pleas



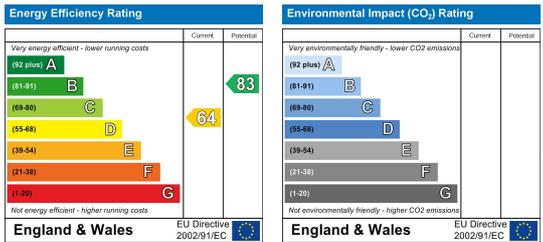
Area Map



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.