



HUNTERS®
HERE TO GET *you* THERE

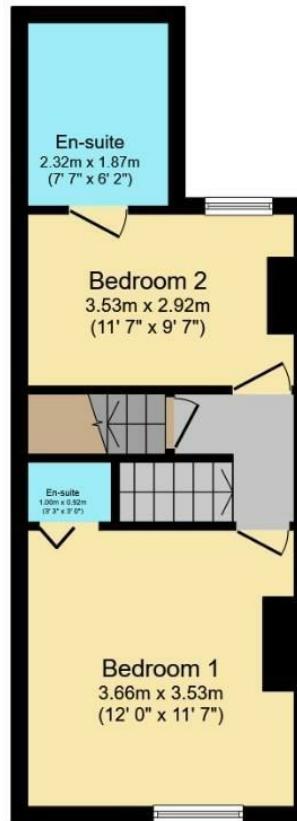
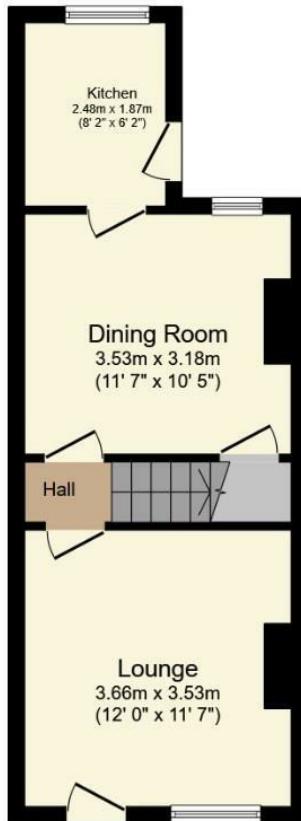
35 Broughton Road, Sheffield, S6 2AS

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Guide Price £200,000 - £210,000

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Hunters Hillsborough present a superb family home situated in the heart of Hillsborough within close proximity to Hillsborough Park. This two/three bed roomed stone fronted end terrace offers original period features including high ceilings and a stone ornate door surround elevating the curb appeal of this lovely home. Entry via the front door into the lounge with double coving, picture rails and a range of built in cupboard space. An electric fire is included in the sale with the possibility of the installation of a log burner due to the lined chimney. Through to the inner lobby with stairs rising the first floor and access into the dining room with the original floor to ceiling cupboards and an ornate fire and surround just for show. Access to the cellar from the diner. Off-shot kitchen with the original exposed stone floor, a range of wall and base units with an integrated electric oven and gas hob and the white goods included in the sale. Back door out to the rear courtyard. The first floor offers a master bedroom with an en-suite comprising W/C and sink basin. Further occasional bedroom, double in size offering access to the family bathroom comprising a white three piece suite with a bath, W/C, sink basin and a separate shower cubicle. Stairs rise to the attic bedroom, bright and spacious with a velux window. To the rear is a low maintenance courtyard with a decked area and pebbled path with access to a brick built storage.



Total floor area 83.9 sq.m. (903 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

Ideally placed to enjoy the local amenities Hillsborough has to offer including shops, bars and cafes along with Hillsborough Park on your doorstep. Reputable schools, and superb transport links including the Sheffield Supertram

General Remarks

TENURE

This property is Leasehold with 655 years remaining with an absent landlord

RATING ASSESSMENT

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

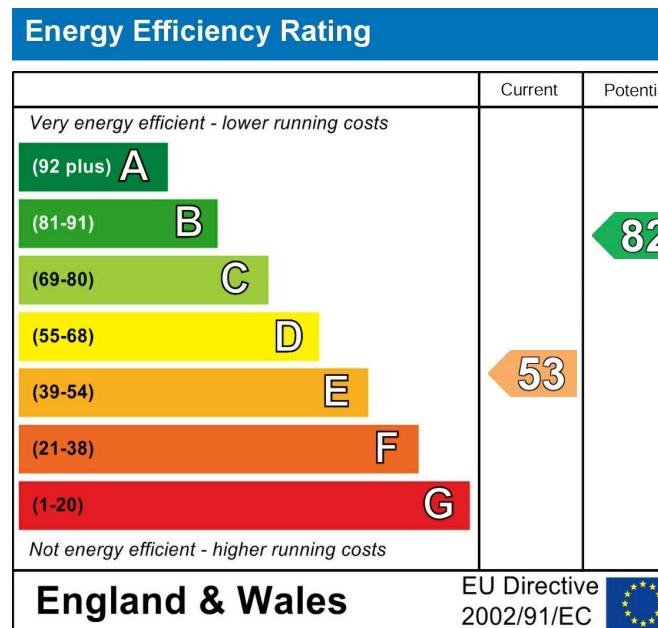
VACANT POSSESSION

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.









