



## Fox Hill Road

Sheffield, S6 1HF

£240,000



Hunters Hillsborough present a rare opportunity to purchase this stone-built 2 bedroom bungalow on a private road in the popular district of Birley Carr. The property is only one of two bungalows on the road and viewing is highly recommended. Driveway for multiple vehicles leading up to accessible steps to the porch. Spacious lounge with feature fire surround leading to the inner lobby. Large storage cupboard, great for the vacuum and Ironing board! Kitchen diner with a good range of wall and base units with built in appliances including electric oven and gas hob. The kitchen leads out to the side of the house with access to the private garden. Two double bedrooms one with built in wardrobes and the family bathroom comprising a kidney shaped bath, shower over bath, sink basin and W/C. The property has a large garage and the grounds have been well looked after. The front has a small lawn area and raised beds at the side of the drive. Steps lead to the side of the house and to the rear garden with a paved area great for garden furniture. Lawn with mature shrub borders. Birley Carr is a popular semi-rural district with tree lined streets and just a short walk behind the bungalow to reach the nature walks of Beeley Woods, taking you all the way to Oughtibridge. There's a good selection of local pubs in the area and the Kilner Way retail park, Asda Supermarket and Sainsburys are within walking distance. **GENERAL REMARKS**

### TENURE

The property is Leasehold with an 800 year lease from March 1986 at £50 PA

### RATING ASSESSMENT

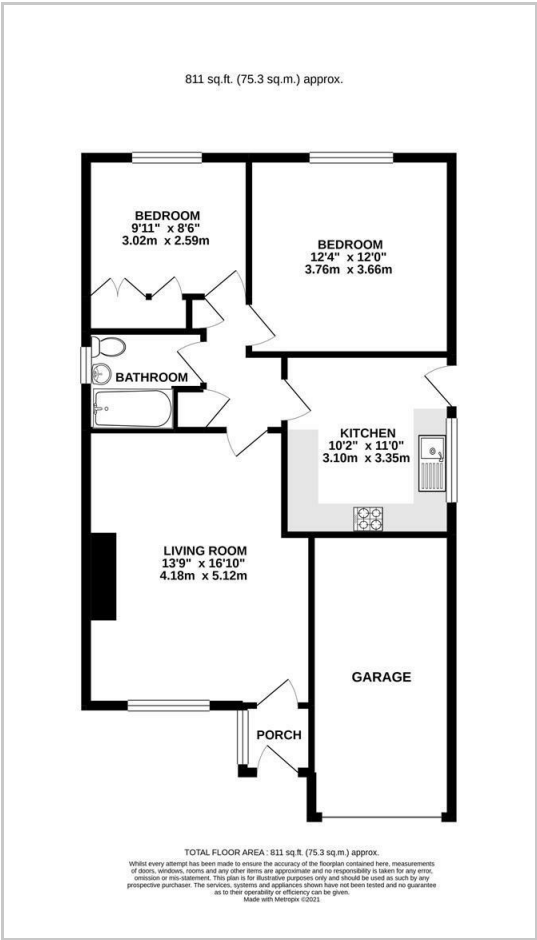


Material Information - Hillsborough  
Tenure Type; Leasehold  
Leasehold Years remaining on lease; £674  
Leasehold Annual Service Charge Amount £ 50  
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; £50  
Shared Ownership % of share, amount of rent on remaining share £  
Council Tax Banding; C

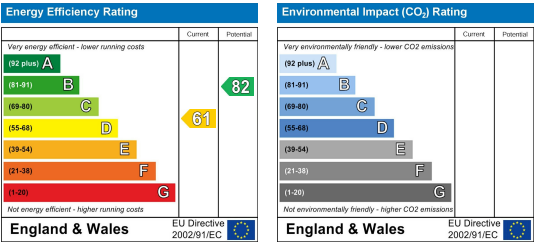
Area Map



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.