



HUNTERS®

HERE TO GET *you* THERE

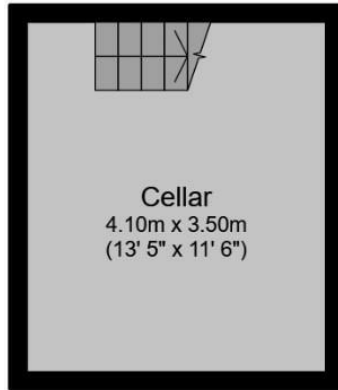
39 Lonsdale Road, Sheffield, S6 2PS

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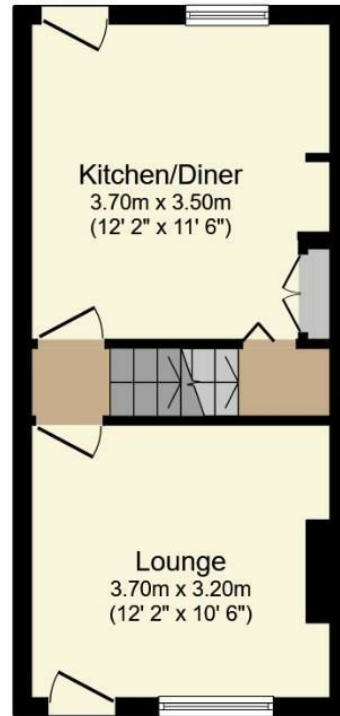
Offers Over £220,000

Hunters Hillsborough are delighted to present a three bedroom end terraced home situated on a popular road ideally placed to enjoy the local amenities of both Walkley and Hillsborough. Set back from the road with accommodation over three floors, viewing is highly recommended. Entry to the property via the back door into the modern kitchen diner with a range of fitted wall and base units finished with white high gloss fronts. Integrated appliances include an electric oven and a gas hob, dishwasher and a washing machine. Door through to the cellar head. Front facing lounge with neutral decor and natural bamboo flooring, access out to the street via the front door. Stairs rise to the first floor with a front facing en suite double bedroom with a W/C and sink basin. Further good size bedroom to the rear and the family bathroom with bath, shower over bath, W/C and sink basin. Stairs rise to a spacious attic bedroom having a velux window and plenty of space for bedroom furniture. Outside the rear garden is South facing. Storage/ patio area on the ground level with steps leading up to a sun soaked lawn, ideal for garden furniture.

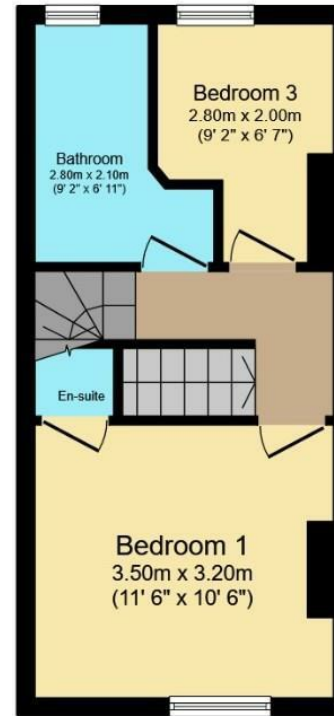
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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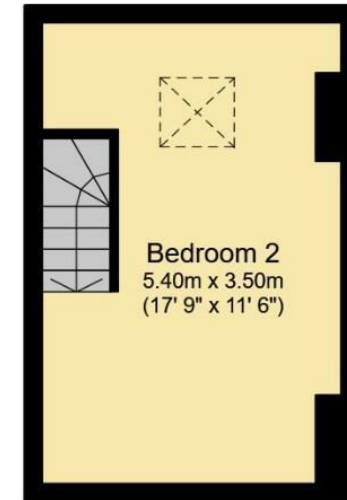
Cellar



Ground Floor



First Floor



Second Floor

Total floor area 88.5 sq.m. (953 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

Situated in the popular district of Walkley. Within walking distance of the many amenities Hillsborough, Walkley and Crookes have to offer. Regular public transport. Easy access to Sheffield city centre, central hospitals and Universities. Walking distance of Supertram. Good local schools. Beautiful walks close by in the Rivelin Valley.

GENERAL REMARKS

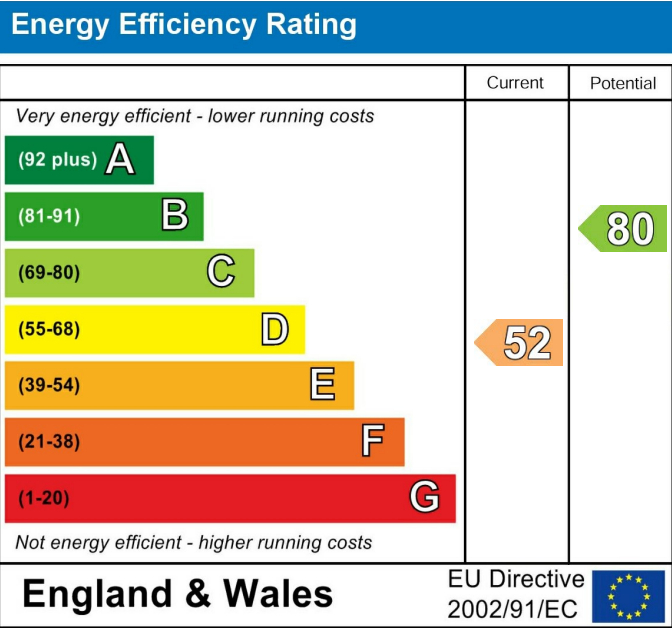
GENERAL REMARKS

TENURE The property has Freehold

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

Vacant possession upon 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 SECURED ON IT



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.









