



**HUNTERS®**

HERE TO GET *you* THERE

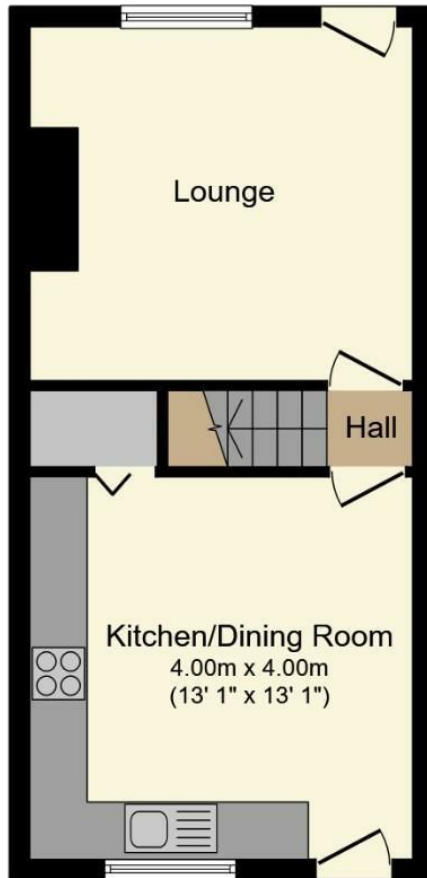
19 Leake Road, Sheffield, S6 1SJ

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Asking Price £170,000

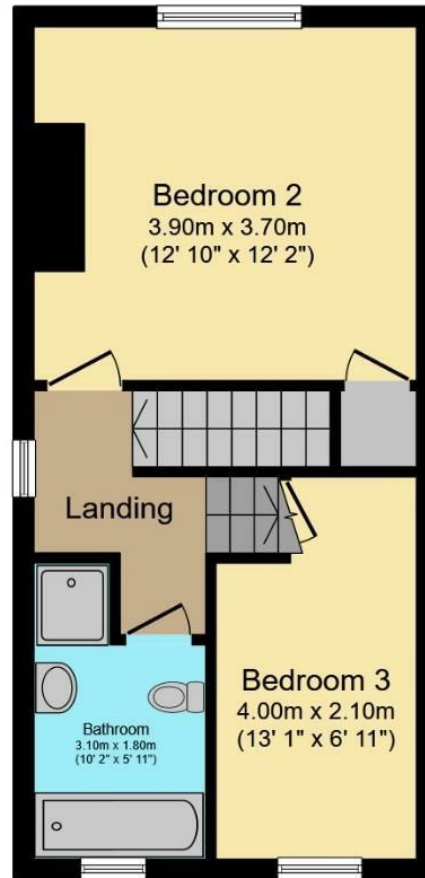
Hunters Hillsborough are delighted to present a three bedroomed end terrace home offered for sale with no onward chain situated in the heart of Hillsborough. Within walking distance to Hillsborough Park and the Sheffield Supertram links, the property would appeal to first time buyers and investors alike. Entry via the back door into the kitchen diner with a fantastic range of wall and base units with an integrated electric oven and hob. Undercounter space for a fridge, freezer and a free standing washing machine. Ample space for a dining table and access to the cellar head. Door through to the inner lobby with stairs rising to the first floor and access through to the lounge. Focal point feature fire surround with an electric fire. Access to the street via the front door. The first floor has a large double bedroom to the front with a built-in cupboard. Further good size bedroom to the rear and access to the family bathroom with a white three piece suite comprising a bath with centre taps, W/C and sink basin along with a corner shower cubicle. Stairs rise from the landing to a good size master bedroom with a velux window and eaves storage. To the rear is a low maintenance garden, fully fenced off with a gate through to the lawn and a pleasant raised decked area with access to a garden shed.

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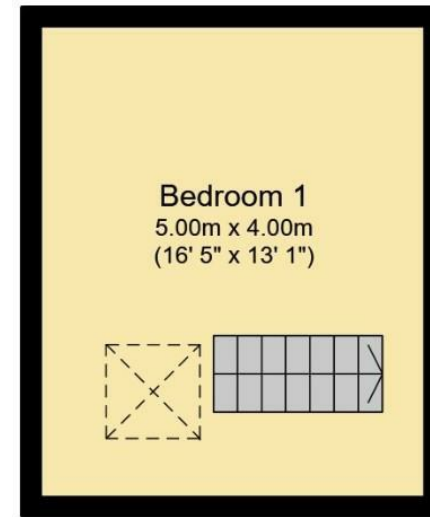
### Ground Floor

Floor area 34.8 sq.m. (375 sq.ft.)



### First Floor

Floor area 34.8 sq.m. (375 sq.ft.)



### Second Floor

Floor area 19.6 sq.m. (211 sq.ft.)

Total floor area: 89.2 sq.m. (961 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Local Area**

Located in the heart of Hillsborough just a short stroll to the large Sainsburys Supermarket. Middlewood road with the Sheffield Supertram link is a five minute walk away along with the many amenities Middlewood Road has to offer. Hillsborough Park is on your doorstep as well as the leisure centre and many bus routes into the city.

**General Remarks**

**TENURE**

This property is Leasehold with 679 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.

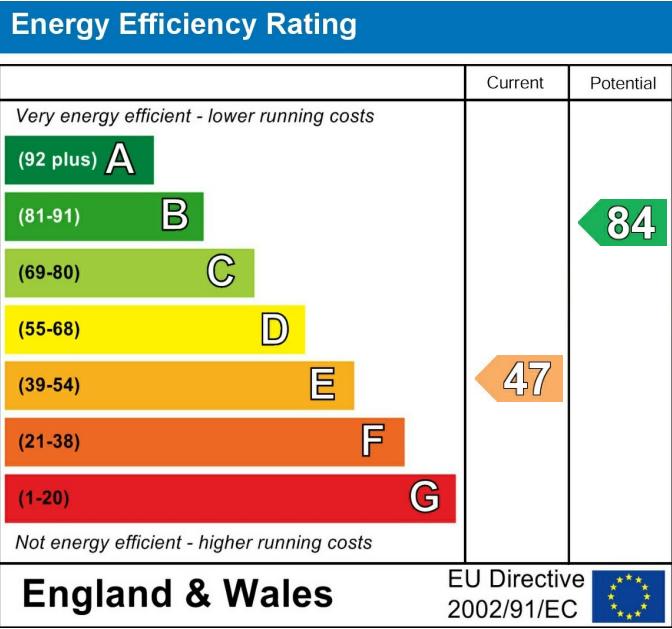
**VACANT POSSESSION**

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.



















