



**HUNTERS®**

HERE TO GET *you* THERE

5 Willis Road, Sheffield, S6 4FJ

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Asking Price £220,000

Hunters Hillsborough are delighted to present a superb three bedroom stone fronted family home in the heart of Hillsborough just a stone's throw away from the green space of Hillsborough Park. As well as the perfect location for transport and shops, this lovely terrace home benefits from a new bathroom and an off shot kitchen. Entry via the back door through the good size garden, number 5 benefits from no neighbour access for privacy. Door into the kitchen with a fantastic range of wall and base units with cream high gloss fronts and accompanying work surfaces. Integrated appliances include an electric oven and gas hob, a dishwasher is included in the sale and there is space for a freestanding washing machine and a fridge freezer. The kitchen opens into the dining area with space for a family dining table and access to the cellar head. Through to the inner lobby with stairs rising to the first floor and access to the lounge. A relaxing space with high ceiling and focal point feature fireplace (capped off). The first floor gives access to the master bedroom with a handy understairs storage cupboard, bedroom to the rear and a newly fitted bathroom with a walk in shower having a Rainfall and handheld shower, slate bed tray and modern decor. W/C and sink basin. Stairs rise to the attic bedroom with a Velux and a Dormer window access to the eaves for storage. South facing private garden with a lawn and path leading to a level seating area ideal for garden furniture.



Total floor area 95.9 sq.m. (1,032 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). Powered by [www.focalagent.com](http://www.focalagent.com)

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## LOCAL AREA

Conveniently situated for the Sheffield Supertram. Willis Road is opposite Hillsborough Park and close to excellent local amenities including the Middlewood and Hillsborough shopping centres.

## GENERAL REMARKS

### TENURE

This property is Leasehold 800 years from 1896 we are advised that this is an absent landlord.

### RATING ASSESSMENT

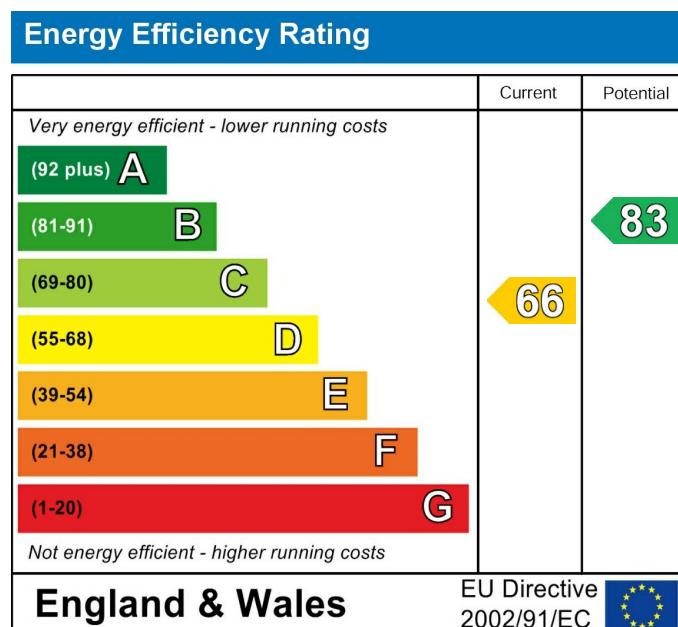
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### 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.



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.

