



HUNTERS[®]
HERE TO GET *you* THERE

60 Leppings Lane, Hillsborough, Sheffield, S6 1ST

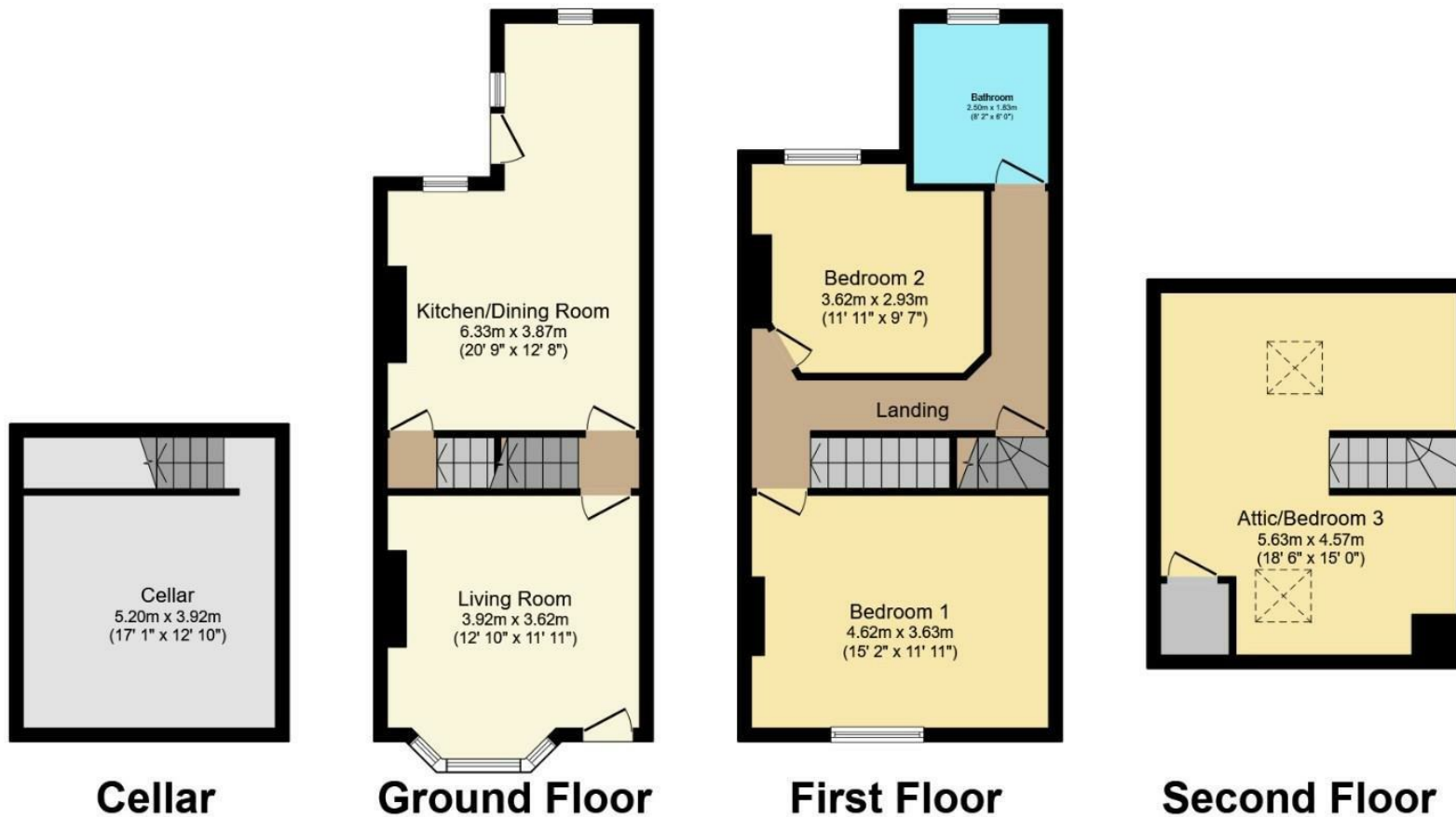
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Guide price £200,000 - £210,000

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Hunters Hillsborough are delighted to present a three bedroom mid terrace home situated in the popular district of Hillsborough, ideally placed for access to the Sheffield Supertram and the green spaces of Hillsborough Park. This delightful family home offers a perfect blend of comfort and style along with spacious rooms, and a private rear garden. Entry via the front door into a lovely lounge with a bay window that fills the space with natural light. Through to the inner lobby with stairs rising to the first floor. Superb dining room leading into a fully fitted kitchen with a good range of wall and base units. Integrated electric oven and gas hob with space for a washing machine and fridge freezer. Access via the back door into the garden and a door takes you to the cellar head. The first floor has two double bedrooms with plenty of space for bedroom furniture. The family bathroom has modern wall tiles and laminate flooring with a white three piece suite comprising bath, rainfall and handheld shower over the bath, W/C and sink basin. Stairs lead up to the attic bedroom, bright and spacious with two Velux windows. Outside the garden is a good size with no neighbour access, ideal for relaxation or social gatherings. Viewing is highly recommended to appreciate this immaculate family home.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Total floor area 127.9 m² (1,376 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 just a short walk away from a variety of shops on Middlewood Road and within easy walking distance into the centre of Hillsborough. Good local schools nearby as well as the green space of Hillsborough Park. The Sheffield Supertram network is right on your doorstep offering access to the city centre and beyond.

General Remarks

TENURE

This property is Leasehold with 678 years remaining at a cost of £1.88 per annum.

RATING ASSESSMENT

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

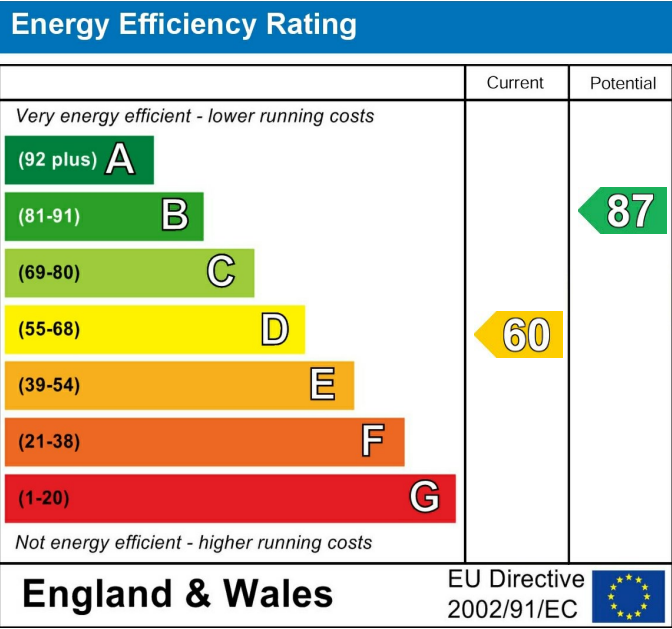
VACANT POSSESSION

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.





