



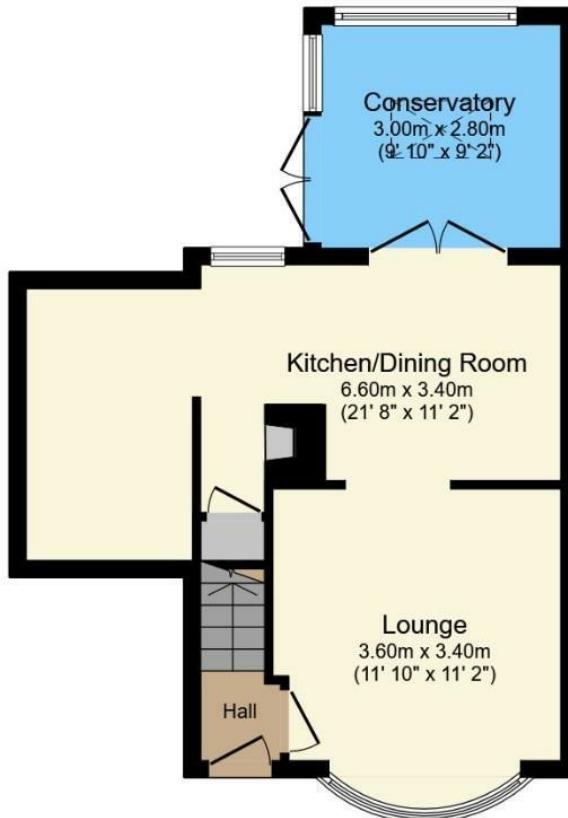
**HUNTERS®**  
HERE TO GET *you* THERE

1 Parson Cross Road, Sheffield, S6 1JT

1 Parson Cross Road, Sheffield, S6 1JT

Asking Price £200,000

Hunters Hillsborough are delighted to present a superb extended three bedroom semi detached property featuring an en-suite master bedroom, driveway and a conservatory, early viewing is highly recommended. Entry to the property via the front door into the inner lobby with stairs rising to the first floor and access to downstairs rooms. Open plan lounge / kitchen with the lounge having a bay window overlooking the front of the property. The kitchen is L shaped with a fantastic range of wall and base units in modern cream fronts and accompanying work surfaces. Integrated appliances include an electric oven with a gas hob, dishwasher and space for a washing machine. A handy pantry offers storage space and room for a free standing fridge freezer. Conservatory used as a dining room with fitted blinds to every window and french doors out to the garden. Upstairs the master bedroom has a bay window and a door through to a good size en suite with a corner shower cubicle, W/C and sink basin. Two further good size bedrooms overlook the back garden. Family bathroom with bath, shower over bath, W/C and sink basin. Outside the property boasts a driveway for two cars. To the rear is a delightful garden with low maintenance artificial grass, patio area and a large pond.



**Ground Floor**



**First Floor**

Total floor area 80.5 m<sup>2</sup> (866 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)

## General Remarks

### TENURE

This property is Freehold

### RATING ASSESSMENT

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

### VACANT POSSESSION

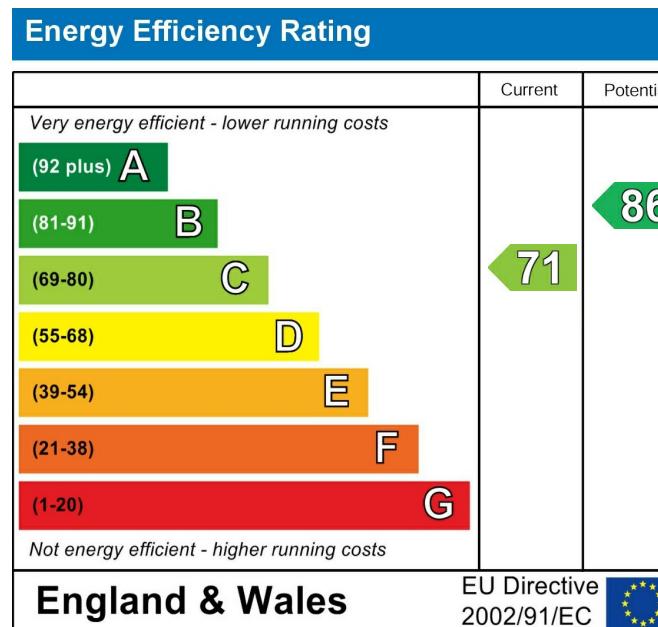
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

### Local Area

Parson Cross Road has access to a fantastic range of amenities with Parson Cross COE school at the end of the road. Kilner Way Retail Park, Sainsburys Superstore and local shops are just a short stroll away. Bus routes on Halifax Road and Fox Hill Road with access into the town centre along with the Sheffield Supertram park and ride and Hillsborough park a short drive away.



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.

