



Skelwith Road, Sheffield

- FAMILY HOME
- CLOSE TO MEADOWHALL AND M1
- GREAT VIEWS OVER SHEFFIELD
- COUNCIL TAX BAND A
- BAY WINDOWED LOUNGE
- LARGE REAR GARDEN
- ALL ELECTRIC HEATING
- FREEHOLD

Asking Price £115,000



Tenure: Freehold

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Skelwith Road, Sheffield

DESCRIPTION

Hunters Hillsborough are delighted to present this 3 bedroom semi detached home situated in a sought after area. Located within range of an array of local amenities nearby including Meadowhall Shopping Centre, local primary and secondary schools, shops and the Northern General Hospital. This property would make the ideal purchase for families, commuters and professionals with great transport links and easy access to the M1 motorway. Entry via the front door leads to the entrance hallway with access to all downstairs rooms and stairs leading up to the first floor. Bright and spacious bay windowed lounge with the benefit of views over Sheffield. Through to the kitchen diner hosting a range of wall and base units with spaces for free standing appliances, handy storage cupboard, and a side door leading out onto the side of the property and large rear garden, perfect for socialising. Upstairs are two large double bedrooms both with original stripped back flooring and the master bedroom benefits from great views over Sheffield. Good size single bedroom/small office/nursery and a family bathroom with a white three piece suite comprising sink basin, W/C and bath with an overhead shower. This property is all electric heated and offers on-street parking.

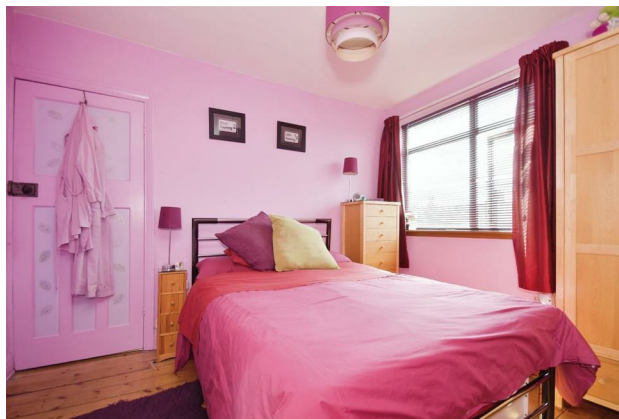
GENERAL REMARKS

TENURE

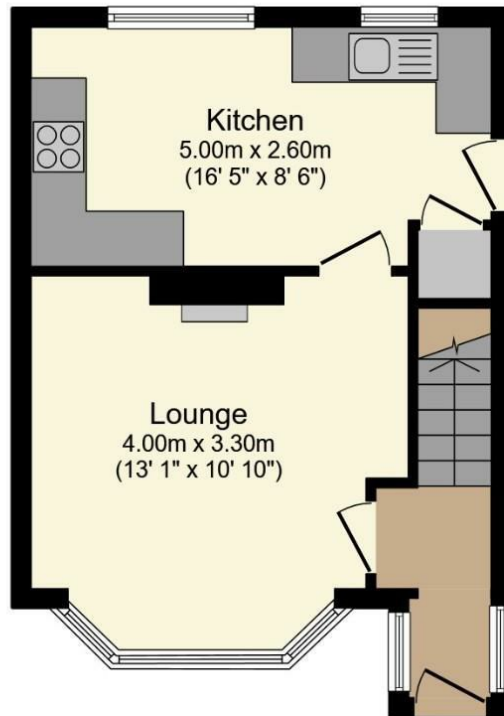
This property is Freehold.

RATING ASSESSMENT

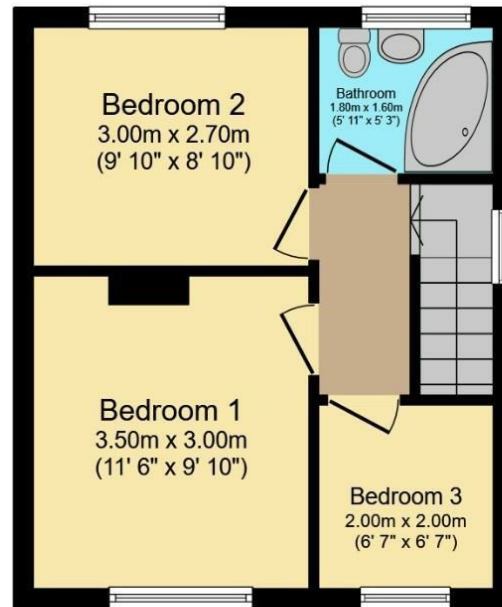
Local Authority assessed as Council Tax Band A



Council Tax: A



Ground Floor



First Floor

Total floor area 63.7 sq.m. (686 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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Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.
1 Middlewood Road, Hillsborough, S6 4GU
Tel: 0114 242 4260 Email: hillsborough@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
			EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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

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