



**HUNTERS**<sup>®</sup>

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16 Fox Hill Road, Sheffield, South Yorkshire, S6 1HB

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Asking Price £155,000

Hunters Hillsborough present a three bedroom end terrace complete with a double extension in the popular district of Wadsley Bridge. Making an ideal first time buyer's home, this property has access to a fantastic range of amenities including Sainsburys and the Kilner Way Retail Park. Entry via the back door into the breakfast kitchen having a good range of wall and base units along with a breakfast bar for evening meals or morning coffee. Integrated electric oven and gas hob. and an open staircase to the first floor. Through to the lounge with front facing window and feature stone fireplace, built in shelving at the side of the chimney breast. Access to the front of the property via the front door. A door leads off from the kitchen to a good size family bathroom with bath, shower over bath, sink basin and W/C. Upstairs are two single bedrooms and one double. Outside the property has a pleasant rear garden with patio area and lawn.

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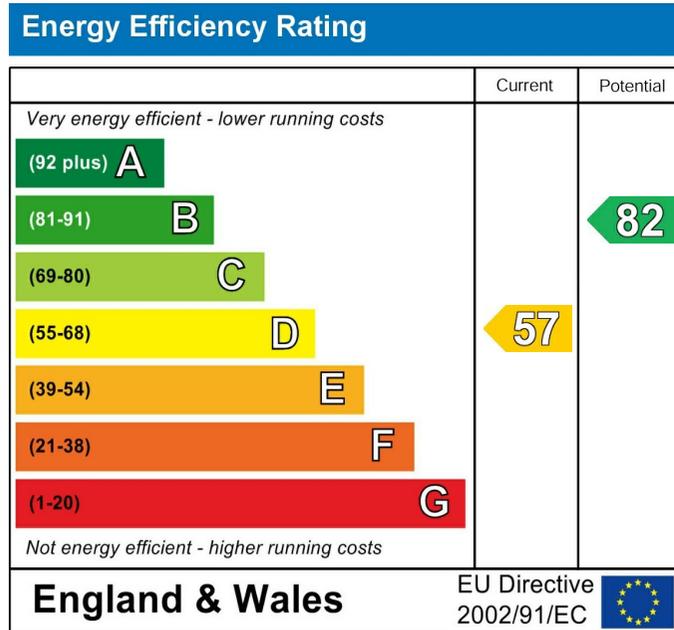
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**GENERAL REMARKS**

TENURE: The property is Freehold .

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



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.



