



## Daniel Hill, Upperthorpe, Sheffield, S6

- BRICK BUILT DETACHED
- EN-SUITE SHOWER ROOM & BALCONY TO MASTER
- OFF STREET PARKING
- POPULAR RESIDENTIAL AREA
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN & LIVING AREA
- GARDEN AREA
- EPC RATING C

**Asking Price £270,000**

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# Daniel Hill, Sheffield

## DESCRIPTION

Hunters are delighted to offer this two double bedroom brick built detached home which was sympathetically refurbished in 2010, after being used for many years as a little misters workshop. The property is situated in the very popular area of Upperthorpe, having good local amenities including shops, bars, Supermarkets and public transport links including the Supertram route into the City Centre and beyond, providing access to Central Hospitals and Universities. The property is also just a short distance to Kelham Island which offers an eclectic mix of eateries, cafes and bars. The accommodation, which benefits from gas central heating, briefly comprises; Entrance door to the open plan living area having wooden effect flooring and spotlights to the ceilings. Fitted kitchen with a range of modern units and built in electric oven, hob and extractor. Roll top work surfaces housing the stainless steel sink unit with drainer. Space and plumbing for fridge freezer and washing machine. Living area with side facing patio doors which open to the garden area. Staircase rising to the first floor where there are two double bedrooms which are both presented with wooden flooring, and a family bathroom. There is an en-suite shower room and Juliette balcony to the master bedroom. Outside there is a side garden with timber shed and parking area to the front.

## GENERAL REMARKS

### TENURE

We understand the property is leasehold with an unexpired term of 800 years from 1895 and a ground rent of £2.10 per annum.

### RATING ASSESSMENT

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

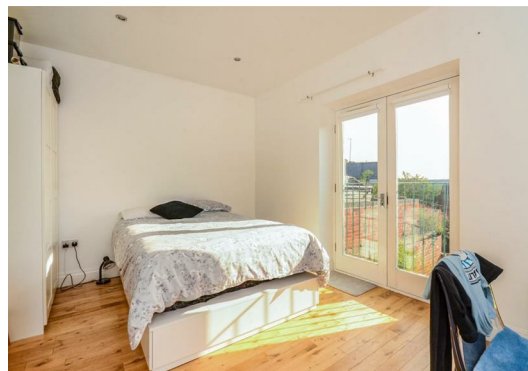
### VACANT POSSESSION

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.

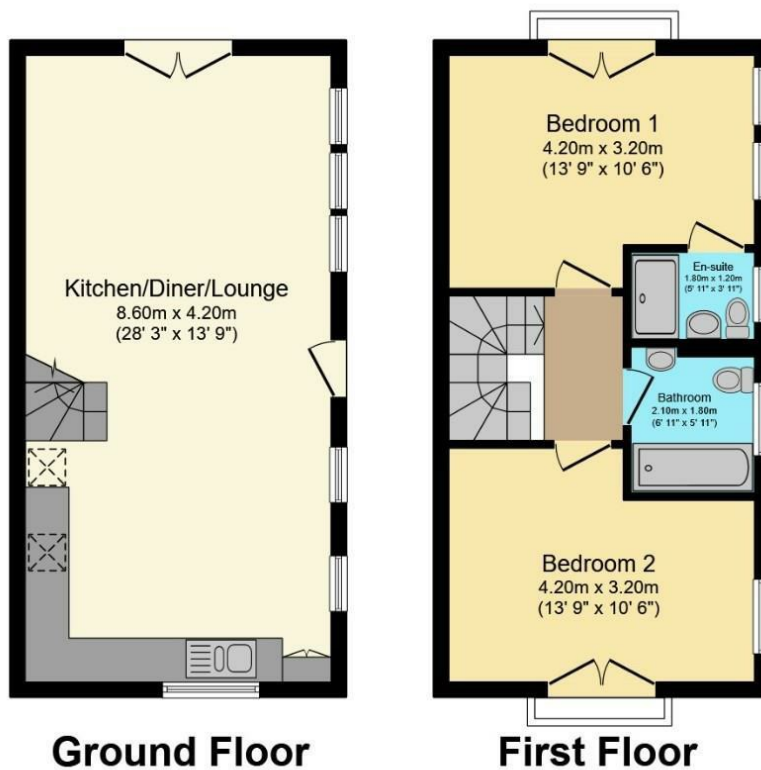
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**











Total floor area 72.2 sq.m. (778 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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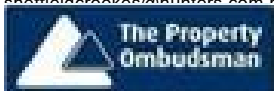
## Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

208 Crookes, Sheffield, S10 1TG

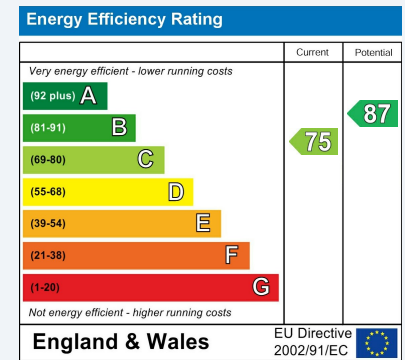
Tel: 0114 266 6626 Email:

[sheffieldcrookes@hunters.com](mailto:sheffieldcrookes@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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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