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49 Hawthorn Road, Hillsborough, Sheffield, S6 4LG

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## Asking Price £180,000

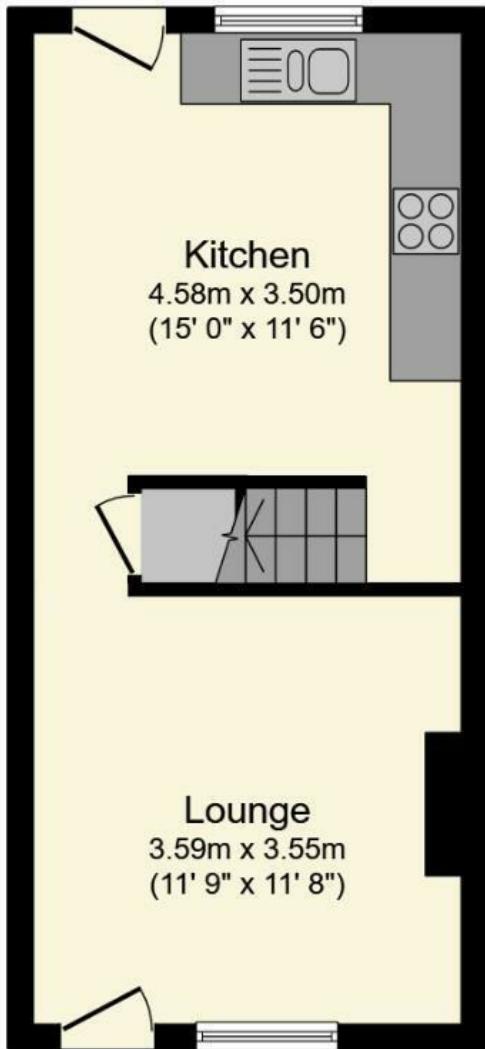
**| CLOSE TO LOCAL AMENITIES | PRIVATE GARDEN SPACE |** Hunters Crookes are delighted to present this charming, three bedroom home on Hawthorn Road. Ideal for a first time buyer, young family or professional couple alike, the property offers a spacious retreat in the heart of Hillsborough.

The modern kitchen diner is a standout feature, providing a stylish and functional area for culinary pursuits and family meals. Offering a range of wall and base units and space for appliances, this space is perfect for entertaining and day-to-day family life. Access to the cellar is available through the kitchen. One of the highlights of this home is the good-sized private rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting. The garden features a small outbuilding at the bottom of the garden, access down the shared pathway.

To the first floor, this home comprises two bedroom and bathroom. The generous bathroom, complete with a shower over the bath, ensures convenience and comfort for all residents. A further staircase leads to the main bedroom, generously proportioned with storage space into the eaves.

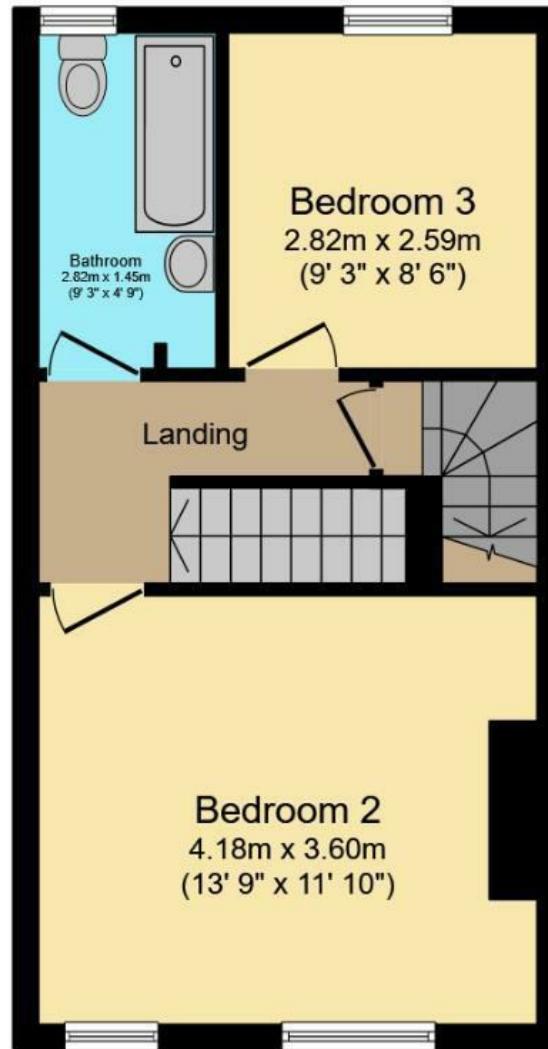
Hawthorn Road is located within close proximity to many shops, restaurants and schools. With no onward chain, this property is ready for you to move in and make it your own without delay. This charming home in a sought-after location is not to be missed!

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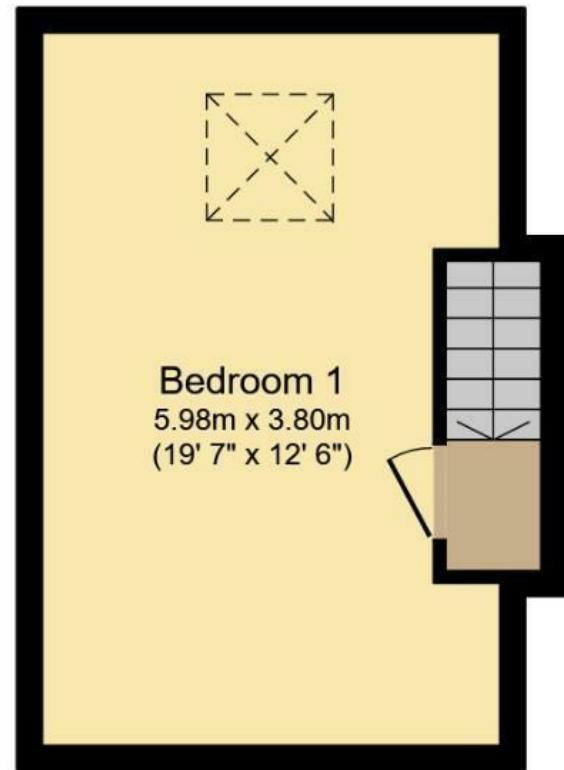
**Ground Floor**

Floor area 29.7 sq.m. (319 sq.ft.)



**First Floor**

Floor area 34.8 sq.m. (374 sq.ft.)



**Second Floor**

Floor area 23.8 sq.m. (257 sq.ft.)

**Total floor area: 88.3 sq.m. (950 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is a Leasehold with a term of 500 years from 29th September 1981 and a ground rent of £8.00 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

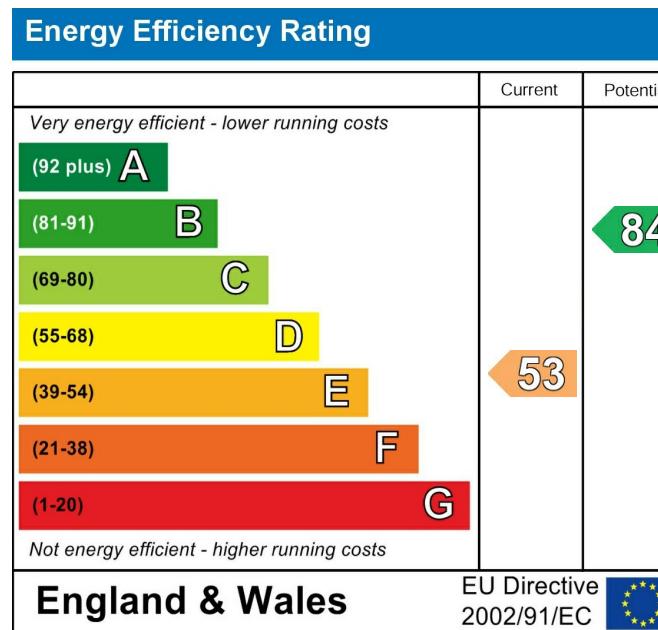
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### ANTI-MONEY LAUNDERING CHECKS

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.









