

Saxton Mee



**Willis Road Hillsborough Sheffield S6 4FJ**  
**Price £185,000**

**St Luke's**  
Sheffield's Hospice

# Willis Road

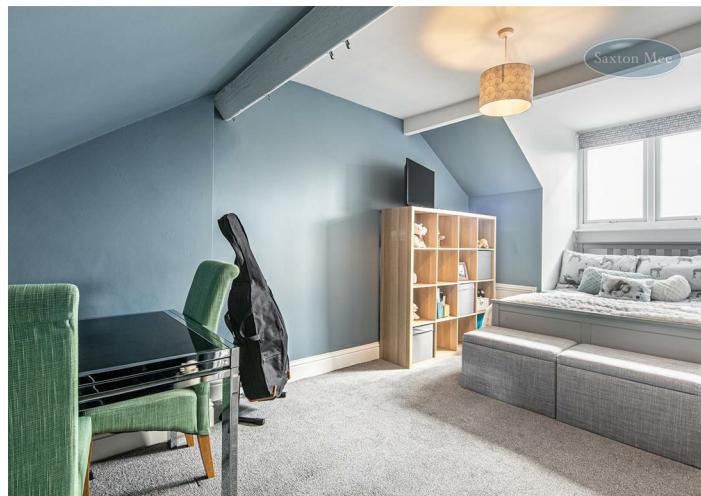
Sheffield S6 4FJ

**Price £185,000**

GUIDE PRICE £185,000 - £200,000,, Situated in the heart of Hillsborough is this stone fronted, three bedroom terrace property which benefits from NO RIGHTS OF ACCESS ACROSS THE REAR TO ANY THIRD PARTY, SOUTH FACING GARDEN, an open plan off shot kitchen, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises: a composite front entrance door opens into the lounge with attractive gas fire and cast iron surround. Inner lobby. Open plan dining kitchen having a modern range of wall, base and drawer units. Integrated electric oven, four ring gas hob and extractor. Housing and plumbing for a washing machine. A door gives access to the cellar head with steps leading down to the cellar being of similar size to the front lounge and offering useful storage. First floor: two bedrooms, the master benefiting from a storage cupboard going over the stairs. Modern and contemporary bathroom with a three piece suite and comprising bath, recently fitted sink set in a vanity unit and WC. Second floor: large attic bedroom three benefiting from a rear dormer window.

- NO RIGHTS OF ACCESS OVER THE REAR
- FANTASTIC RESIDENTIAL AREA
- EXCELLENT PUBLIC TRANSPORT LINKS
- THREE BEDROOMS
- WELL PRESENTED ACCOMMODATION
- VIEWING RECOMMENDED





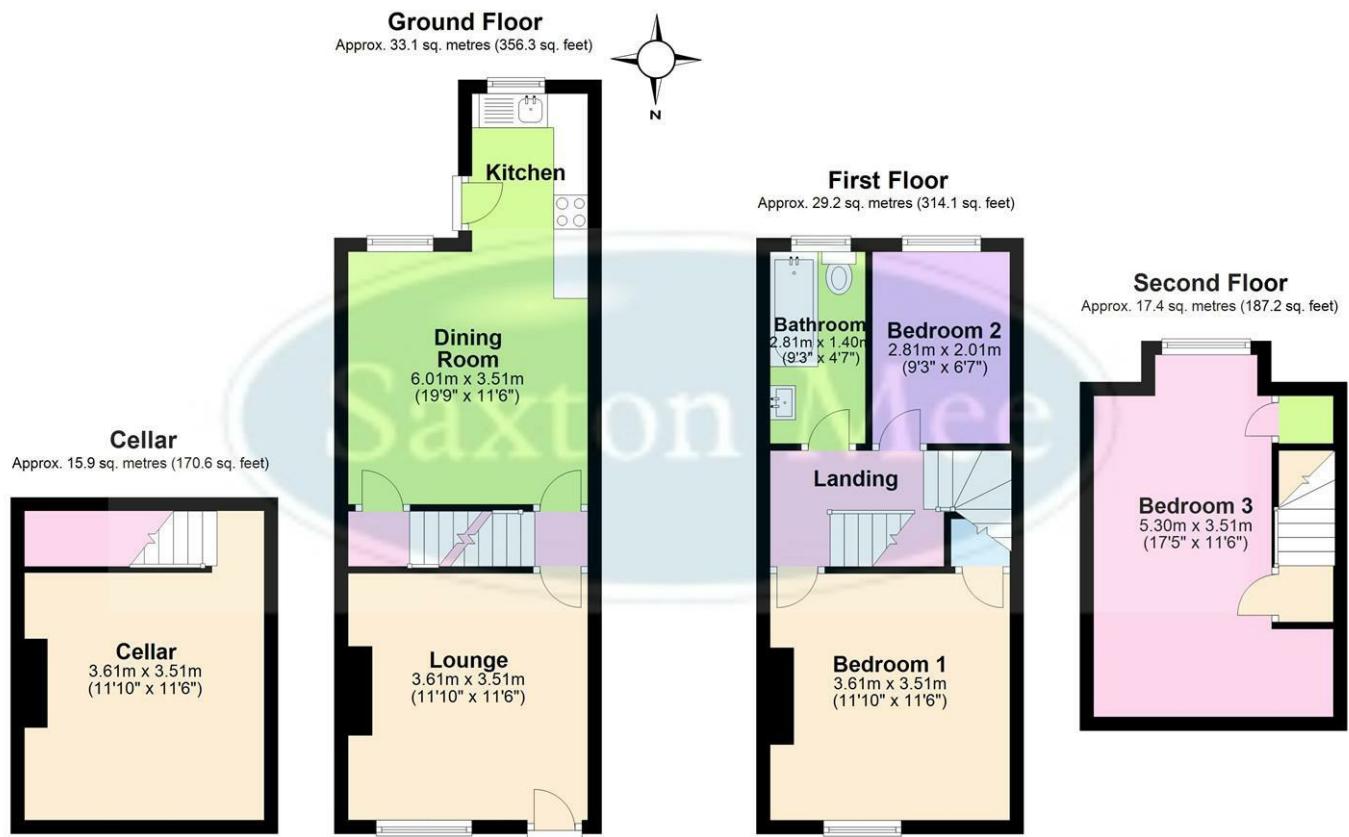
## OUTSIDE

To the front a stone wall encloses the front forecourt and sets the property back from the road. On street parking. Shared access leads to the rear garden which includes a lawn and a path leading to a seating area.

## LOCATION

Situated in the heart of Hillsborough with an array of local amenities close by including butchers, bakers, greengrocers, beauty salons, cafes, takeaways and public houses. Within walking distance to Hillsborough park and leisure centre. Regular public transport links including the Supertram. Easy access to the city centre, hospitals and universities.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Plan produced using PlanUp.

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[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	83
(B1-B1) B	66
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus) A	
(B1-B1) B	
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC