



## Hunter Road Hillsborough, S6 4LF

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**An impressively elegant three-bed Hillsborough home: Hunter Road.**

Redesigned with a contemporary flair, Hunter Road is a stylish, double fronted, Hillsborough home that sets the bar high.



**Why you'll love it:**

North of the city centre, in the welcoming community of Hillsborough, you will find the stylish Hunter Road. Set back from the Middlewood Road high street, Hunter is in an enviable location for access to Hillsborough's wide range of shops, dining and amenities, as well as its unparalleled transport links across the city with bus and tram stops practically on your doorstep. Only moments away from the outstanding Hillsborough park, Hunter Road even provides you with fantastic green spaces.

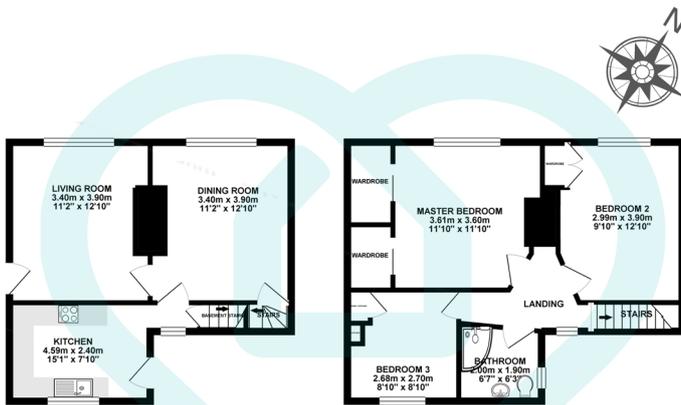


**So much more than a great location:**

Hunter Road is a very impressive home between its peers. It has a smart double front giving you two generous reception rooms with broad windows, it even has a separate kitchen. Upstairs it gains the space above the ginnel providing the master bedroom with huge integral wardrobe space and it means no space is lost on the second double bedroom. Balanced with a capable third bedroom, a modern shower room and even a basement for storage, this delightful home is still very practical. It even offers rear access to a very smart back yard.



Room Listing		
Ground Floor	Living Room	12' 10" x 11' 2" (3.9m x 3.4m) max
	Kitchen	15' 1" x 7' 10" (4.6m x 2.4m) max
	Dining Room	12' 10" x 11' 2" (3.9m x 3.4m) max
First Floor	Master Bedroom	11' 10" x 11' 10" (3.6m x 3.6m) max
	Master Bedroom Built-In Wardrobes	
	Bedroom 2	12' 10" x 9' 10" (3.9m x 3.0m) max
	Bathroom	6' 7" x 6' 3" (2.0m x 1.9m) max
	Bedroom 3	8' 10" x 8' 10" (2.7m x 2.7m) max



**GROUND FLOOR**  
Approx area: 398.8 SQ.FT  
(37.1 SQ.M.)

**FIRST FLOOR**  
Approx area: 485.4 SQ.FT  
(45.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

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Estate & Letting Agent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		48
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## we care about your move

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.