



62 Langsett Road, Hillsborough, Sheffield, S6 2UB
Offers around £150,000

St Luke's
Sheffield's Hospice

62 Langsett Road

Hillsborough

Offers around £150,000

**** RECENTLY RENOVATED THROUGHOUT **** A deceptively spacious three/four double bedroom, two bathroom terrace property which benefits from a newly fitted kitchen and bathrooms, new uPVC double glazed window and gas central heating throughout. Fully rendered to the rear and partially to the front. In brief, the living accommodation set over four levels comprises: a front composite entrance door opens into the entrance lobby. Lounge with attractive flooring. Kitchen having a range of wall, base and drawer units, integrated electric oven, four ring hob, housing for a dishwasher and space for an American style fridge freezer. Inner lobby with a stairs leading down to the fully tanked ground floor which includes a utility area with housing and plumbing for a washing machine and housing the gas boiler and rear uPVC entrance door.

- RENOVATED THROUGHOUT
- NO RIGHTS OF ACCESS OVER THE REAR
- THREE/FOUR DOUBLE BEDROOMS
- VERSATILE LIVING ACCOMMODATION
- AMPLE ON STREET PARKING





Opening into this versatile space which could be used as a bedroom/second reception room/study/gym/play room and benefits from uPVC doors opening onto the rear garden. Bathroom which includes bath with shower over, WC and wash basin. Storage room. First floor: storage under the stairs. Two double bedrooms and a shower room with double shower cubicle, WC and wash basin. Second floor: large attic double bedroom three with Velux window.

Outside: Fully enclosed private rear garden with lawn and patio areas, a pear and plum tree and benefits from no rights of access. Access out of the rear garden leads to a secure gate which opens to plenty of doubled sided on street car parking. Easy access into Sheffield city centre. Within close proximity to central hospitals and universities. Excellent transport links including Supertram. Superb amenities close by including supermarkets.

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.



Total area: approx. 164.1 sq. metres (1766.3 sq. feet)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	66
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		58	79
		EU Directive 2002/91/EC	