



we are
morfittsmith

**Hunter Road
Hillsborough
Sheffield
S6 4LE**



**An immaculately renovated Hillsborough home:
Hunter Road.**

Boasting two large reception rooms and a major refurbishment, this gorgeous 3-bed will be the envy of all.





Time to explore:

Of all the Sheffield communities, Hillsborough remains the firm favourite of many locals. Occupying a convenient spot north-west of the city centre, Hillsborough enjoys a wide array of local facilities. These include fantastic sites of natural beauty such as Hillsborough Park and the scenic River Don, a wealth of wonderful restaurants, numerous local businesses, and plenty of high street favourites. Its superb transport links afford it easy access to the city centre via bus and SuperTram, and its proximity to Penistone Road makes travel beyond the city and into the hills a breeze.



Step inside your new home:

Hunter Road's front opens into the middle of the ground floor via an alleyway. To the front is the living room, with an elegant fireplace and bright lighting. This is the perfect space to relax and unwind, with ample room for furniture. To the rear is the dining room, also generously sized with room for a large dining table and a door leading to practical storage space in the cellar. A galley kitchen connects to the dining room with smart fittings throughout. The rear garden is a lengthy expanse with a lawn and stone-flagged patio, perfect for outdoor seating and with the potential to become something truly special. The first floor enjoys abundant width as it overhangs the alleyway. Here you will find the pristine family bathroom and two bedrooms, both stunningly decorated. Bedroom 1 is particularly vast in size with a large integral storage space. The second floor comprises an immense attic with en-suite shower room. This is a breathtaking space that would make an incredible main bedroom or even an impressive hobby space.



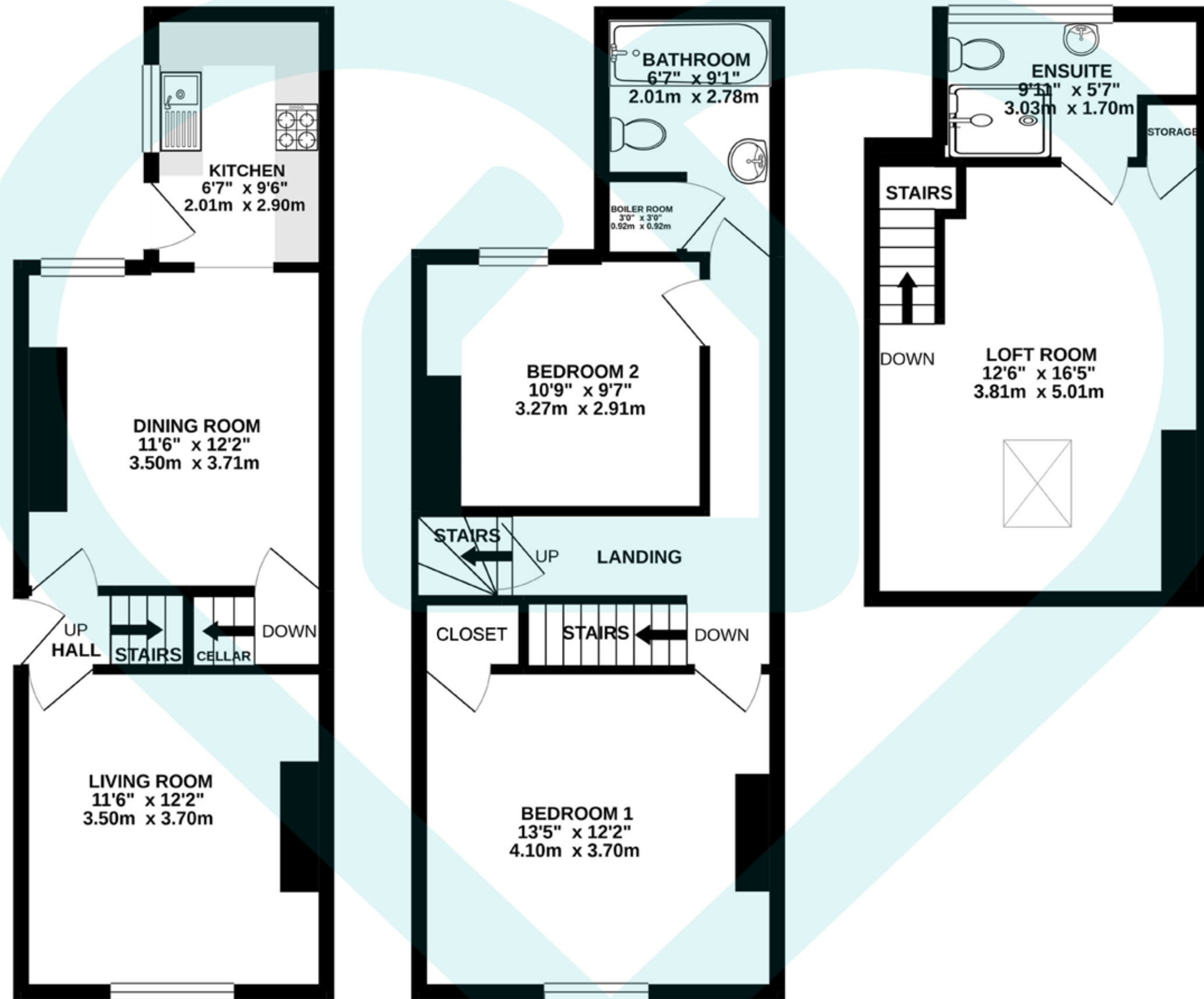




GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



MorfittSmith Estate & Letting Agent



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