



31 Dykes Hall Road, Hillsborough, Sheffield, S6 4GN  
Price guide £155,000 to £165,000

## 31 Dykes Hall Road

Hillsborough

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PRICE GUIDE £155,000-£165,000 Benefiting from no rights of access over the rear, off shot kitchen, uPVC double glazing and gas central heating is this stone fronted, three bedroom terrace property. In brief, the living accommodation comprises: a uPVC entrance door opens into the lounge with feature fireplace. Inner lobby. Dining room with the attractive original cupboards to one side of the chimney breast. Access to the cellar head, steps lead down to the two cellar compartments offering useful storage. Off shot kitchen having a range of units, integrated oven, four ring hob, housing and plumbing for a washing machine, wall mounted gas boiler and a rear entrance door. First Floor: two bedrooms, the master benefiting from a storage room under the attic stairs and a cast iron feature fireplace.

- NO RIGHTS OF ACCESS OVER THE REAR
- THREE BEDROOMS
- POPULAR LOCATION
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





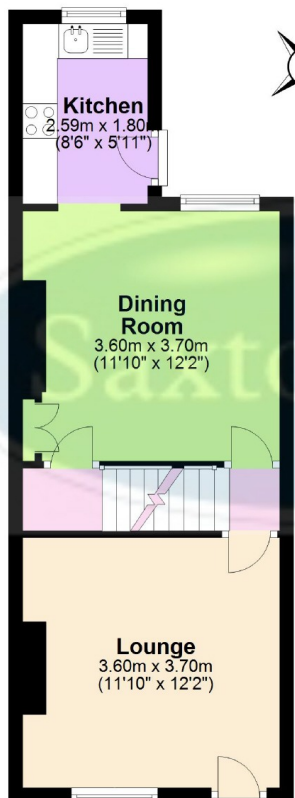
Bathroom which includes a bath with electric shower over. Second floor: attic double bedroom three with Velux window.

Outside: to the front is a low stone wall enclosing the forecourt and setting the property back from the road. Shared access leads to a gate opening onto the fully enclosed and easily maintained rear garden. Brick built outbuilding. Situated in this popular residential area of Hillsborough with excellent local amenities close-by including butchers, bakers, greengrocers, hairdressers, pubs, restaurants and takeaways. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

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.

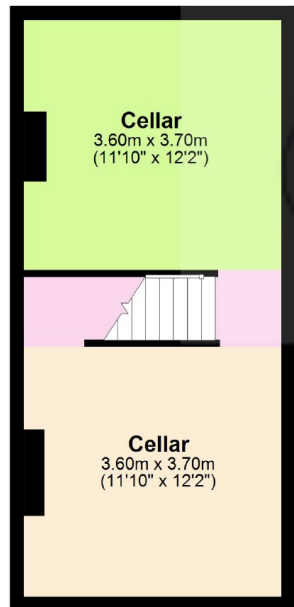
## Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



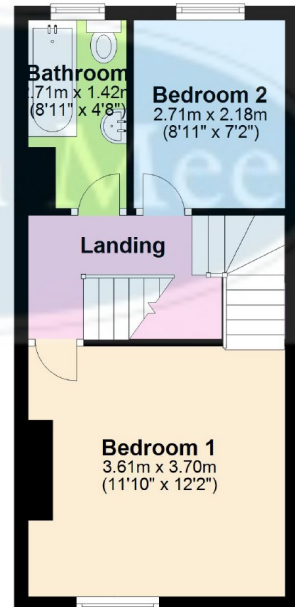
## Cellar

Approx. 30.7 sq. metres (330.7 sq. feet)



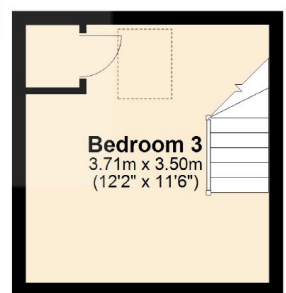
## First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



## Second Floor

Approx. 13.0 sq. metres (139.7 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
68	83

Very energy efficient - lower running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
63	81

Very environmentally friendly - lower CO<sub>2</sub> emissions

EU Directive 2002/91/EC