



Haden Street Hillsborough Sheffield S6 4LB
Offers Around £160,000

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Situated in this popular residential area in the heart of Hillsborough is this well presented, stone fronted, two bedroom terrace property which enjoys a lovely rear garden with no third party access, uPVC double glazing and gas central heating. There are excellent amenities on your doorstep as well as access to the Supertram network.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a front uPVC door leads into the entrance lobby which has access to the open plan lounge and kitchen/breakfast room. The lounge has a front window and the original coving ceiling. The room flows into the kitchen which has a range of units with a contrasting worktop which extends to a breakfast bar. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer and the boiler. There is a rear uPVC entrance door and access to the cellar.

From the entrance lobby, a staircase rises to the first floor landing with access to the two bedrooms and the bathroom. The principal double bedroom has a wardrobe area and is to the front aspect. Bedroom has a storage cupboard and is to the rear. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- TWO BEDROOMS
- OPEN PLAN LOUNGE & KITCHEN/BREAKFAST ROOM
- THREE PIECE SUITE BATHROOM
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR
- LOCATED IN THE HEART OF HILLSBOROUGH
- EXCELLENT AMENITIES
- LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Shared access leads to a gate which opens to the fully enclosed rear garden which has an artificial lawn and wooden decking

LOCATION

Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a job, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1895 (669 years remaining).
The property is currently Council Tax Band A.

VALUER

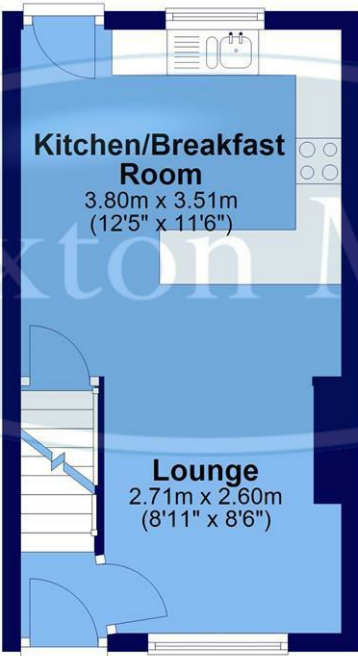
Greg Ashmore MNAEA

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.



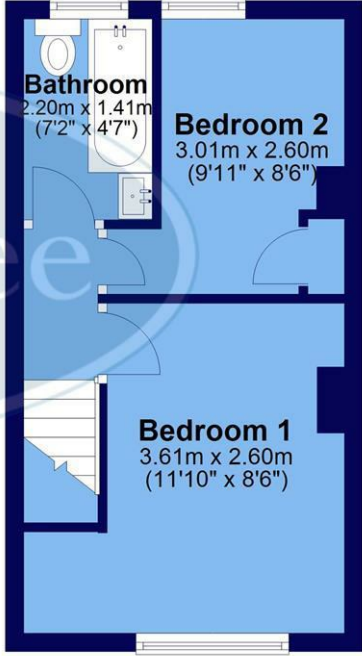
Ground Floor

Approx. 23.2 sq. metres (249.4 sq. feet)



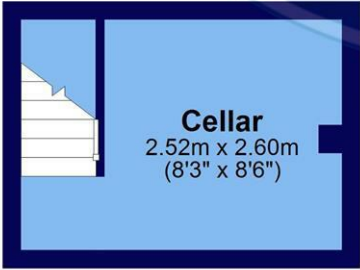
First Floor

Approx. 23.6 sq. metres (253.7 sq. feet)



Cellar

Approx. 8.8 sq. metres (95.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-95) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		67	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-95) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		68	78
England & Wales		EU Directive 2002/91/EC	