Saxton Mee

Kipling Road Hillsborough Sheffield S6 2LG
Offers In The Region Of £165,000

St Luke's
Sheffield's Hospice

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Tucked away in a quiet residential road in the heart of Hillsborough is this two bedroom end terrace which enjoys a west facing rear garden and benefits from gas central heating and uPVC double glazing. Kipling Road is well placed for access to Hillsborough's excellent range of shops, cafés, bars, schools and transport links, including the Supertram network, while also being within easy reach of Hillsborough Park and surrounding green spaces.

Tastefully decorated throughout, the modern and well presented living accommodation briefly comprises: lounge with a front window with fitted blinds, panelling, a modern electric fire, upright radiator and a front door. Access into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob and extractor above. There is access to the cellar and a staircase rising to the first floor landing which consists of two bedrooms and a bathroom. The principle double bedroom has a panelled wall and fitted wardrobes. Bedroom two is to the rear aspect and has a built-in cabin bed. The stylish bathroom is fully tiled and has a white three piece suite including bath with overhead shower, WC and wash basin, complimented with a towel radiator.

- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOMS
- LOUNGE WITH MODERN ELECTRIC FIRE
- MODERN KITCHEN
- STYLISH BATHROOM
- WEST FACING REAR GARDEN/COURTYARD
- CELLAR
- CLOSE TO THE EXCELLENT AMENITIES IN HILLSBOROUGH
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK

OUTSIDE
A gate opens to the side of the property and this leads to the west facing rear garden.

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 29th September 1896 (670 years remaining).
The property is currently Council Tax Band A.

VALUER
Chris Spooner 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.

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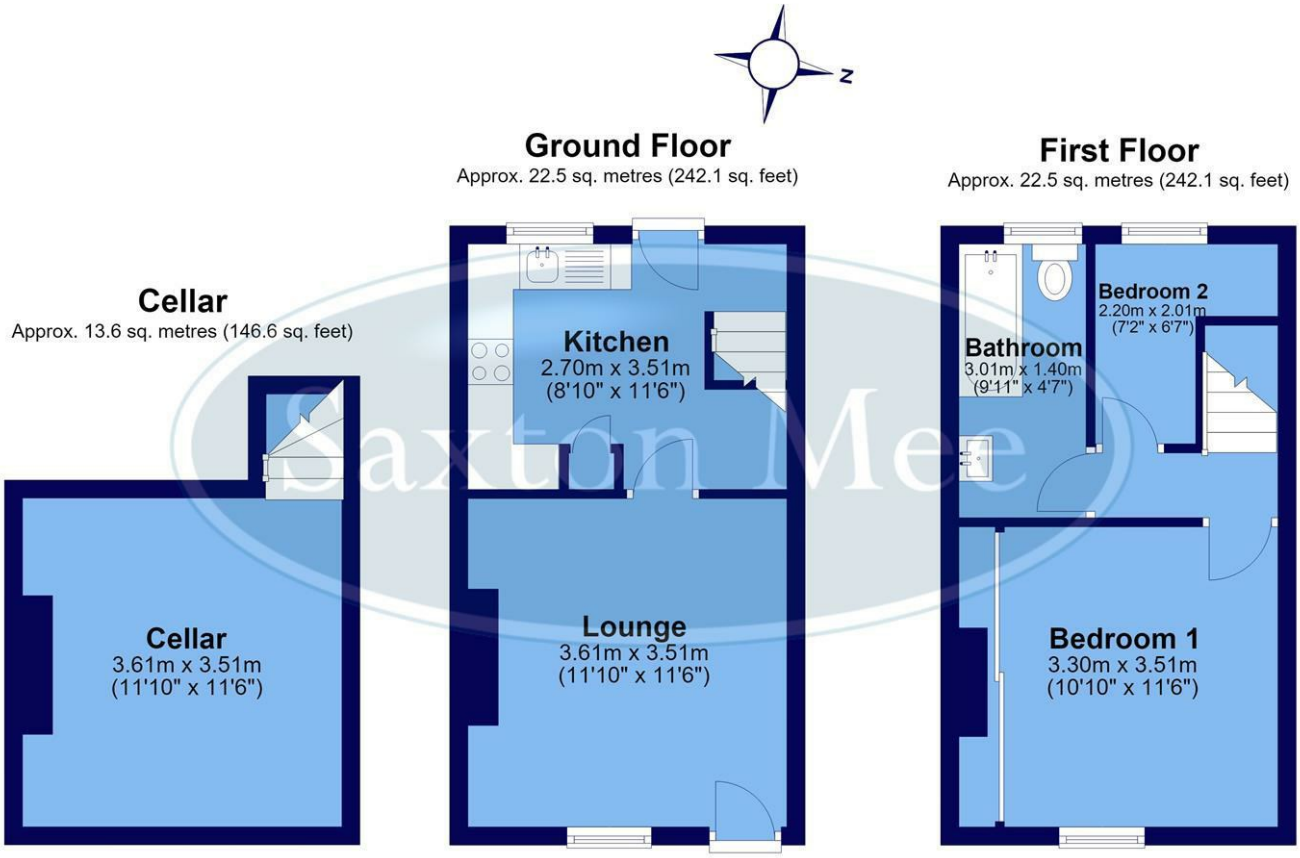

Total area: approx. 58.6 sq. metres (630.8 sq. feet)

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

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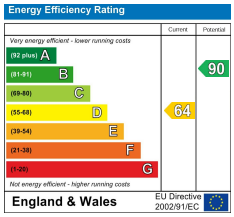

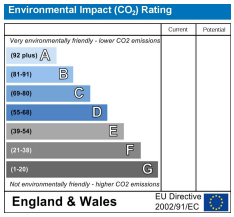

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