

# Saxton Mee



Taplin Road Sheffield S6 4JH  
Offers Around £170,000

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Sheffield S6 4JH

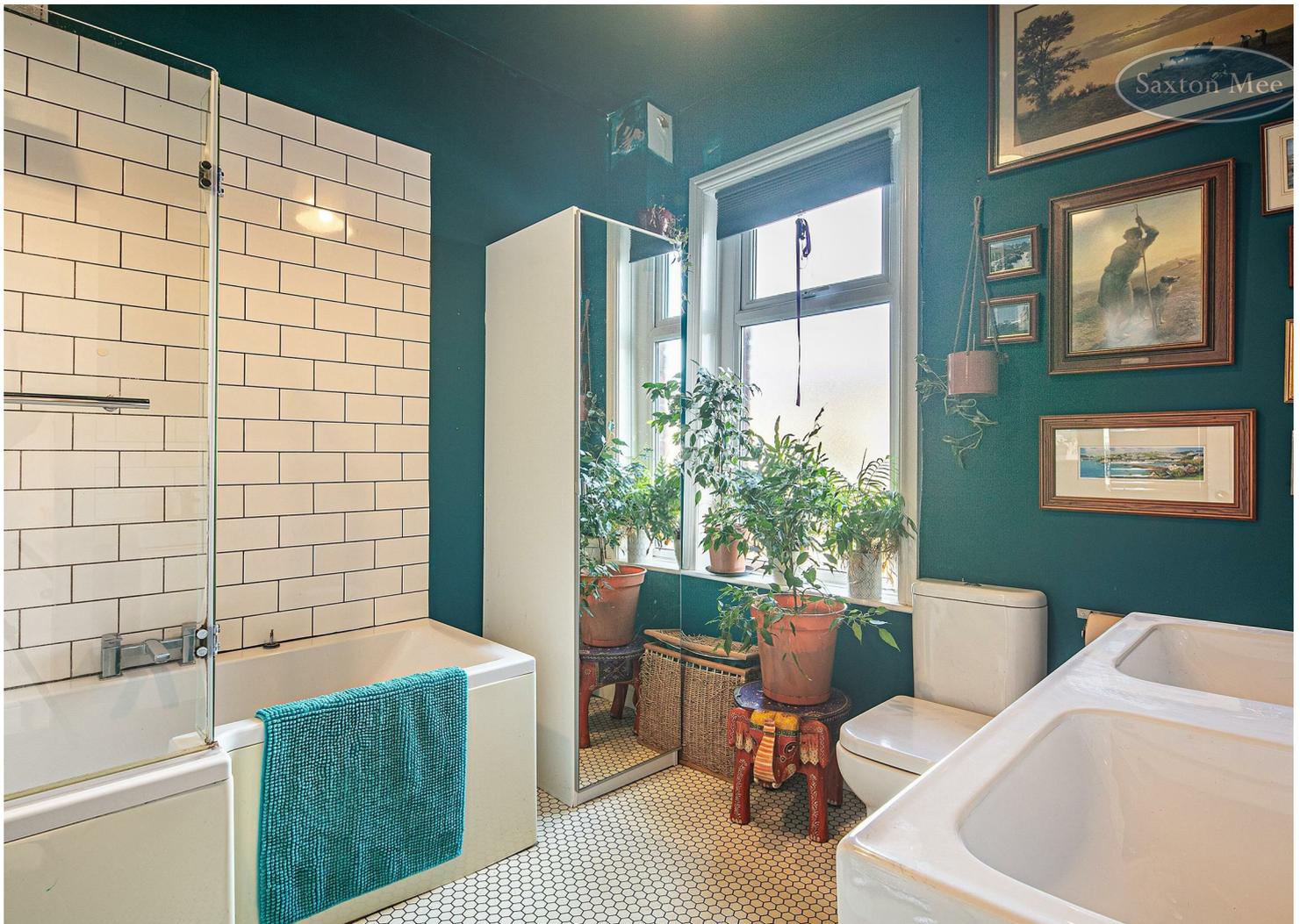
Offers Around £170,000

**\*\* FREEHOLD \*\* NO THIRD PARTY ACCESS OVER THE REAR \*\*** Situated in the heart of Hillsborough with its excellent transport links is this larger than average two bedroom terrace property which has a large rear extension and benefits from going over the passageway at the front, a new roof (in 2025) a fully enclosed rear garden, uPVC double glazing and gas central heating.

The living accommodation briefly comprises: enter via a rear composite door into the extended dining room/garden room which has uPVC double glazed windows to two sides and uPVC French doors opening to the garden. An opening then leads 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 and four ring hob with extractor above along with space for a fridge. Access to the cellar head with fitted shelving and plumbing for a washing machine, steps then descend to the cellar which offers useful storage. From the kitchen, access into the lounge with a new log burner, which is the focal point of the room, there are the original cupboards to one side of the chimney breast, and fitted shelving to the other, there is the original coving and ceiling rose. New composite front door.

From the kitchen, a staircase with a new carpet rises to the first floor landing with access into a loft space, the two bedrooms and the bathroom. Both bedrooms are to the front aspect, bedroom two has the original cast-iron feature fireplace. The larger than average bathroom has a cupboard over the stairs which houses the gas boiler and a three piece suite including bath with overhead shower, a double sink and WC, complemented by a chrome towel radiator.

- LARGER THAN AVERAGE TWO BEDROOM TERRACE PROPERTY
- NO THIRD PARTY ACCESS OVER THE REAR
- LOUNGE, KITCHEN & AN EXTENDED DINING/GARDEN ROOM
- CELLAR OFFERING USEFUL STORAGE
- SPACIOUS BATHROOM
- PRIME POSITION
- EXCELLENT AMENITIES
- LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





**OUTSIDE**

A small forecourt to the front sets the property back from the road. The fully enclosed rear garden has a brick built outbuilding.

**LOCATION**

Situated in the heart of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**VALUER**

Greg Ashmore MNAEA

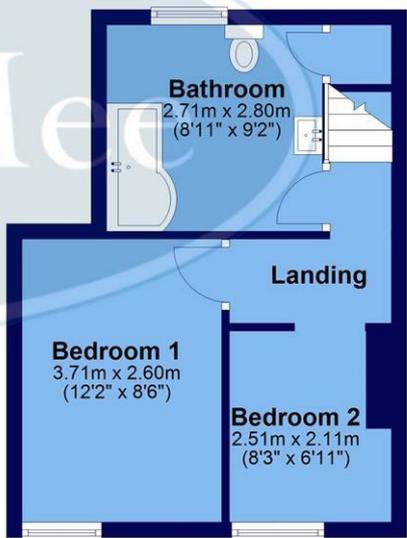
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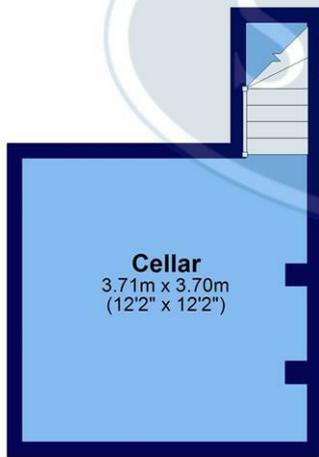
**Ground Floor**  
Approx. 33.7 sq. metres (363.2 sq. feet)



**First Floor**  
Approx. 28.2 sq. metres (303.5 sq. feet)



**Cellar**  
Approx. 15.1 sq. metres (163.1 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

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

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**Stocksbridge**

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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b>      |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 66      | 76        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b>      |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC | 69      | 76        |