



Taplin Road Sheffield S6 4JF
Guide Price £220,000

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GUIDE PRICE £220,000-£230,000 Situated in the heart of Hillsborough with its excellent transport links is this much larger than average, three double bedroom, stone and bay fronted terrace property which benefits from fully going over the passageway. The property boasts original features, has a large rear garden and benefits from gas central heating.

Set over four spacious levels (including the cellar) the living accommodation briefly comprises: enter through a front composite door into the lounge which has a bay window allowing lots of natural light and good privacy from the privet hedge. There are fitted cupboards to either side of the chimney breast, original coving, high skirtboards and ceiling rose, while the focal point is the with exposed brick and a cast-iron multi-fuel burner. A door then opens into inner lobby with access into the kitchen/diner which has a range of units with attractive beech worktops. There is a central island with breakfast bar area, a Range cooker inset into the chimney along with housing and plumbing for a washing machine and fridge freezer. Rear entrance door and a cupboard which houses the gas boiler. Access to the cellar head with steps descending to the cellar which offers excellent storage.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master bedroom is an excellent double with a walk-in wardrobe. Double bedroom two has the original exposed wooden floorboards. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and large double bedroom three which again has the exposed wooden floorboards, access into the eaves and a Velux window.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOM TERRACE
- WELL PRESENTED & SPACIOUS ACCOMMODATION THROUGHOUT
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- GOOD SIZED REAR GARDEN
- FANTASTIC LOCATION IN THE HEART OF HILLSBOROUGH
- AMENITIES, SCHOOLS & EXCELLENT TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

A stone wall and privet hedge encloses a front forecourt. To the rear is a good sized garden which is mostly laid to lawn with planted borders and has a patio to the rear, area for bins and 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 Leasehold with a term of 785 years running from the 29th September 1977.

The property is currently Council Tax Band A.

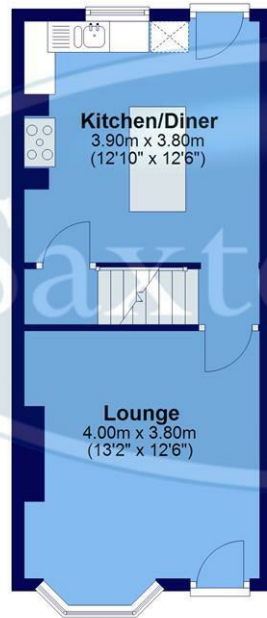
VALUER

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.

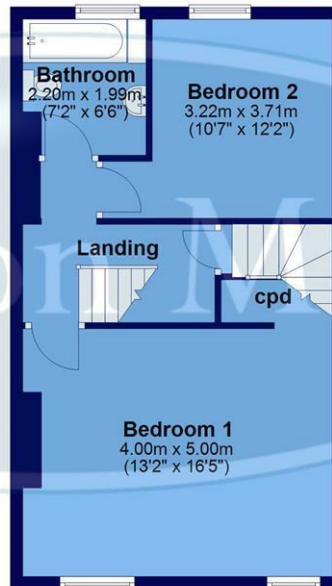
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



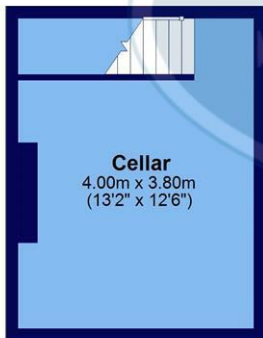
Second Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Cellar

Approx. 19.0 sq. metres (204.9 sq. feet)



Total area: approx. 127.6 sq. metres (1373.4 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
(1-20)			
Not energy efficient - higher running costs		55	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not environmentally friendly - higher CO ₂ emissions		52	
England & Wales		EU Directive 2002/91/EC	