

- **Attractive stone fronted terrace**
- **Ready for immediate occupation/letting**
- **Gas central heating and double glazing**
- **Modern kitchen and bathroom fittings**
- **Rear outbuilding with potential as study, office, occasional bedroom etc**
- **Popular location**
- **Close to Hillsborough park and shopping facilities**

Ground Floor

Sitting Room 4.57m × 3.37m
 Kitchen 3.76m × 3.36m with a range of modern units
 Rear Entrance Hallway

First Floor

Front Bedroom One 3.30m × 4.57m
 Rear Bedroom Two 2.78m × 2.54m
 Bathroom/WC 3.74m × 1.89m with white suite and shower

Outside

Forecourt with raised flower bed
 Rear yard with Single Storey Outbuilding 4.35m × 2.19m with radiator and double glazing – this has in the past been used as an occasional bedroom but offers potential as an office, study, store etc

EPC Rating C

The full Energy Performance Certificate is available via our website

Tenure

Freehold

SOLICITORS Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Ross Ward)

VIEWING Tuesdays 3, 10 & 17 February at 9.30am prompt.
 Thursdays 5, 12 & 19 February at 9.30am prompt.

