



41 Clarence Road, Hillsborough, Sheffield, S6 4QE

Asking Price £180,000

- NO CHAIN
- CLOSE TO EXCELLENT AMENITIES
- COUNCIL TAX BAND A £1,440.86
- GREAT POTENTIAL
- TRANSPORT LINKS CLOSEBY
- OFF ROAD PARKING
- SOUGHT AFTER AREA
- FREEHOLD

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****NO CHAIN - IN NEED OF MODERNISATION**** This three bed semi detached property is set over two floors and is conveniently situated for access to the city center via the nearby tram points. The property is close to excellent local amenities including the Middlewood and Hillsborough shopping centers. This property briefly comprises of; Front entrance door to the entrance hallway; Lounge; Dining room; Kitchen; Downstairs wc; Stairs to the first floor; Three first floor bedrooms; Family bathroom; Rear garden; Off road parking for two vehicles;



Council Tax Band: A

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





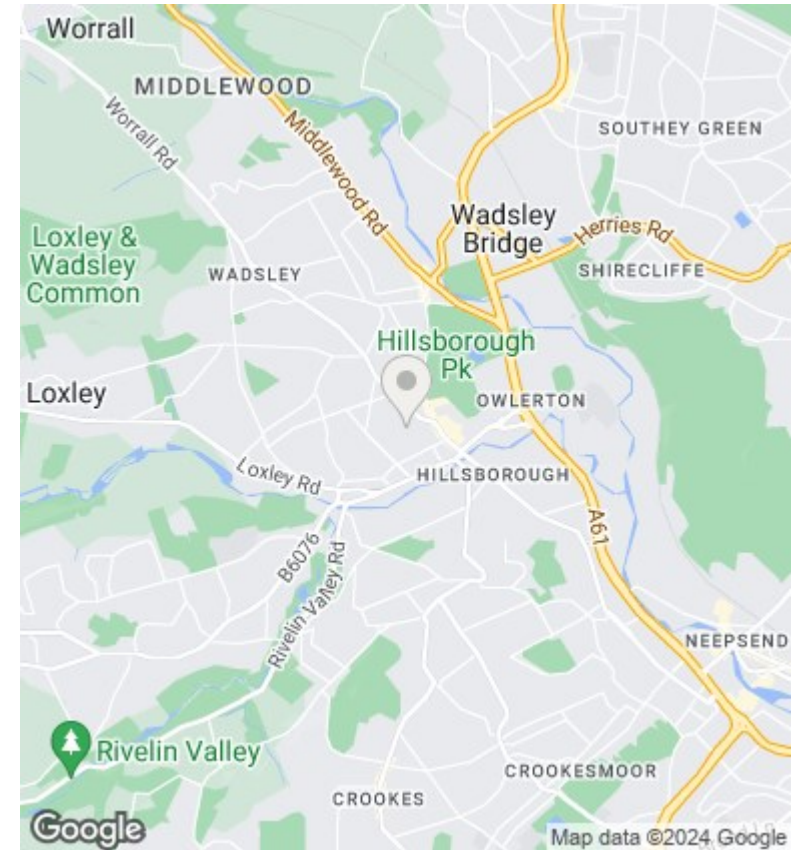
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 