



Holme Lane, Hillsborough, S6

Asking Price £135,000

- NO CHAIN
- SPACIOUS ROOMS THROUGHOUT
- COUNCIL TAX BAND A - £1,440.86
- THREE BEDROOM MID TERRACE PROPERTY
- GREAT POTENTIAL
- CLOSE TO EXCELLENT TRANSPORT LINKS
- ATTIC BEDROOM THREE WITH EN SUITE
- FREEHOLD
- GOOD AMENITIES NEARBY
- POPULAR AREA

Holme Lane, Hillsborough, S6

****GREAT POTENTIAL - NO CHAIN**** This property is conveniently situated for access to the city center via the nearby tram points. The property is close to Hillsborough Park and excellent local amenities including the Middlewood and Hillsborough shopping centers. Fantastic investor or first time buyer opportunity, this property briefly comprises of; Front entrance door to the lounge; Dining room; Kitchen; Cellar; Stairs to the first floor; Bedroom one and two; Family bathroom; Stairs to the attic; Attic bedroom three with en-suite; Rear garden;



Council Tax Band: A



LOUNGE

11'11' x 11'04

Accessed via uPVC entrance door into the lounge, with; Decorative recess; uPVC double glazed window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

INNER HALLWAY

With; Wood effect flooring; Ceiling light point; Stairs to the first floor; Solid doors to the lounge and dining room;

DINING ROOM

11'10 x 11'07

With; uPVC double glazed window to the rear elevation; Wood effect wall and drawer units with black roll top work surface; Tile splash backs; Space and plumbing for freestanding under unit fridge and freezer; Wood effect flooring; Ceiling light point; Central heating radiator; Solid door to the cellar;

KITCHEN

6'09 x 5'07

Having; Wood effect wall, base and drawer units with black roll top work surface; Single sink and drainer with mixer tap; uPVC double glazed window to the rear elevation; Integrated electric oven and hob with extractor hood above; Tile splash backs; Obscure part glazed entrance door to the side elevation; Space and plumbing for a washer dryer and a freestanding under unit fridge; Laminate flooring; Ceiling light point; Central heating radiator;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

11'10 x 11'04

This good size bedroom comprises of; uPVC double glazed window to the front elevation; Solid door to a built in storage area; Wood effect flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

9'01 x 6'02

Having; uPVC double glazed window to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

9'03 x 5'03

This good size family bathroom has; Bath with wall handheld shower attachment; WC; Pedestal wash basin; uPVC obscure double glazed window to the rear elevation; Tile effect laminate flooring; Tiles to wet areas; Wall mounted mirrored cabinet; Built in storage cupboards; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

With; Carpet flooring; Ceiling light point; Solid doors to the two first floor bedrooms, the family bathroom and the stairs to the attic bedroom;

STAIRS TO THE ATTIC BEDROOM

ATTIC BEDROOM THREE

17'06 x 12

This spacious bedroom has; Velux window; Wood effect flooring; Ceiling light point; Central heating radiator; Under eave storage; Solid door to the en suite;

EN SUITE

With; WC; Shower enclosure with wall mounted shower and side screen door;
Wash basin; Tiles to wet areas; Spot light; Laminate flooring;

REAR GARDEN

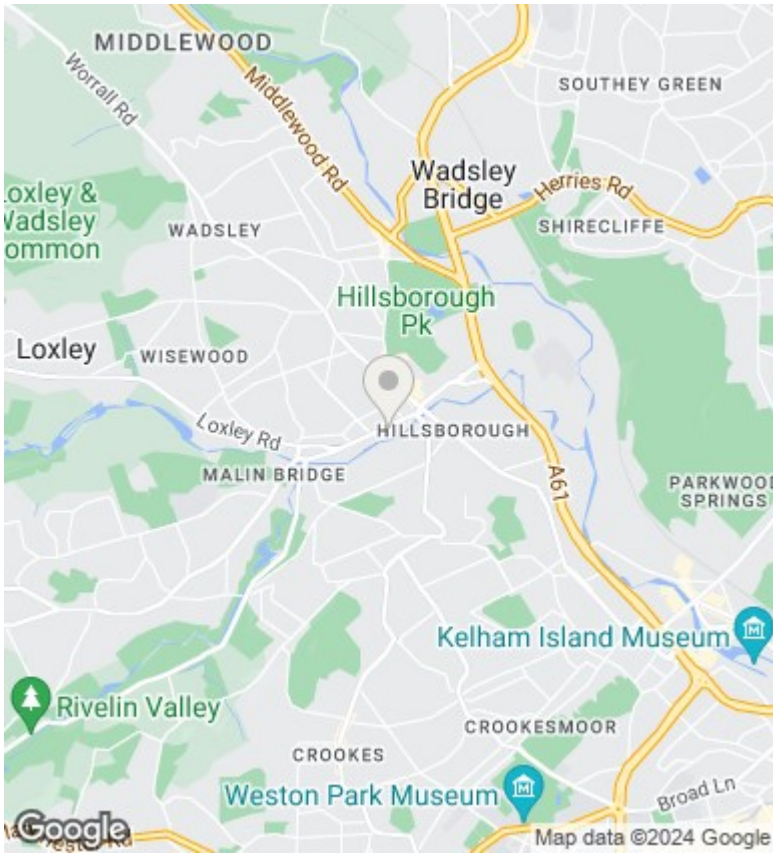
Rear garden with bin storage area;

ADDITIONAL INFORMATION

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. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.







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		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		62
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 