



## Lyminster Road, Fox Hill, S6

Asking Price £190,000

- GREAT TWO BEDROOM SEMI DETACHED PROPERTY
- LEASEHOLD 108 YEARS REMAINING
- WELL PRESENTED THROUGHOUT
- POPULAR AREA
- OFF ROAD PARKING
- EXCELLENT LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND B £1,858



# Lyminster Road, Fox Hill, S6

**\*\* FREEHOLD \*\* VIEWING ESSENTIAL \*\*** Situated on the popular Lyminster Road in Sheffield, this beautifully presented two-bedroom semi-detached home is ideal for first-time buyers or those looking to downsize. The property offers well-maintained and stylish living throughout, complimented by the added benefits of off-road parking and a garage. With a welcoming feel and practical layout, this home is ready to move into and perfectly positioned for local amenities and transport links. The property briefly comprises of; Entrance porch; Inner hallway; Lounge; Kitchen dining room; Stairs rising to the first floor; Two double bedrooms with built in wardrobe storage; Family bathroom; Off road parking; Garage; Front garden; Enclosed rear garden;



Council Tax Band: B



## **ENTRANCE PORCH**

Access is gained via a part glazed entrance door into the porch, with; uPVC double glazed windows to three aspects; Wood effect flooring; Solid uPVC door into the inner hallway;

## **INNER HALLWAY**

With; Central heating radiator; Carpet flooring; Stairs rising to the first floor; Solid door into the lounge;

## **LOUNGE**

This beautifully presented sitting room has; Decorative feature fireplace; uPVC bay window to the front elevation; Carpet flooring; Central heating radiator; Solid door to the kitchen dining room;

## **KITCHEN DINING ROOM**

Comprising of; Wood effect wall, base and drawer units with black roll top work surfaces; Under unit lighting; Part tiled walls; One and a half sinks and drainer with mixer tap; uPVC double glazed window to the rear elevation; Integrated oven and hob with extractor hood above; Space and plumbing for a washing machine and an upright fridge freezer; Tiled flooring; Recessed ceiling spotlights; Solid door to under stair storage cupboard; uPVC double glazed window to the side elevation; Space for a dining table and chairs;

## **STAIRS RISING TO THE FIRST FLOOR**

## **BEDROOM ONE**

This elegant primary bedroom has; Built in mirrored wardrobe storage to one wall; Two uPVC double glazed windows to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

## **BEDROOM TWO**

The second double bedroom has; Fitted wardrobe storage; uPVC double glazed

window to the rear elevation; Recessed ceiling spotlights; Carpet flooring; Central heating radiator;

## **FAMILY BATHROOM**

Consisting of; Panelled bath, with wall mounted electric shower and side screen door; Wash basin; WC; Fully tiled walls and flooring; Wall mounted mirror with lighting; Vertical heated towel rail; Recessed ceiling spotlights; Obscure uPVC double glazed window to the rear elevation; Extractor fan;

## **FIRST FLOOR LANDING AND STAIRS**

With; uPVC double glazed window to the side elevation; Carpet flooring; Loft hatch access; Solid doors to the two bedrooms and the family bathroom;

## **FRONT GARDEN**

Comprising of; Off road parking; Low wall border to the front; Lawn area to one side; Pebble bed to the other; Steps lead up to the front entrance door; Fence and hedge borders;

## **REAR GARDEN**

This lovely low maintenance rear garden has; Raised composite decked entertaining area; Steps lead down to a good sized lawn; Paved patio to the side, leading to the garage and side access; Hedge and fence borders; Gate into the rear garden;

## **GARAGE**

With; Power and lighting; Door to rear elevation;

## **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering



carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

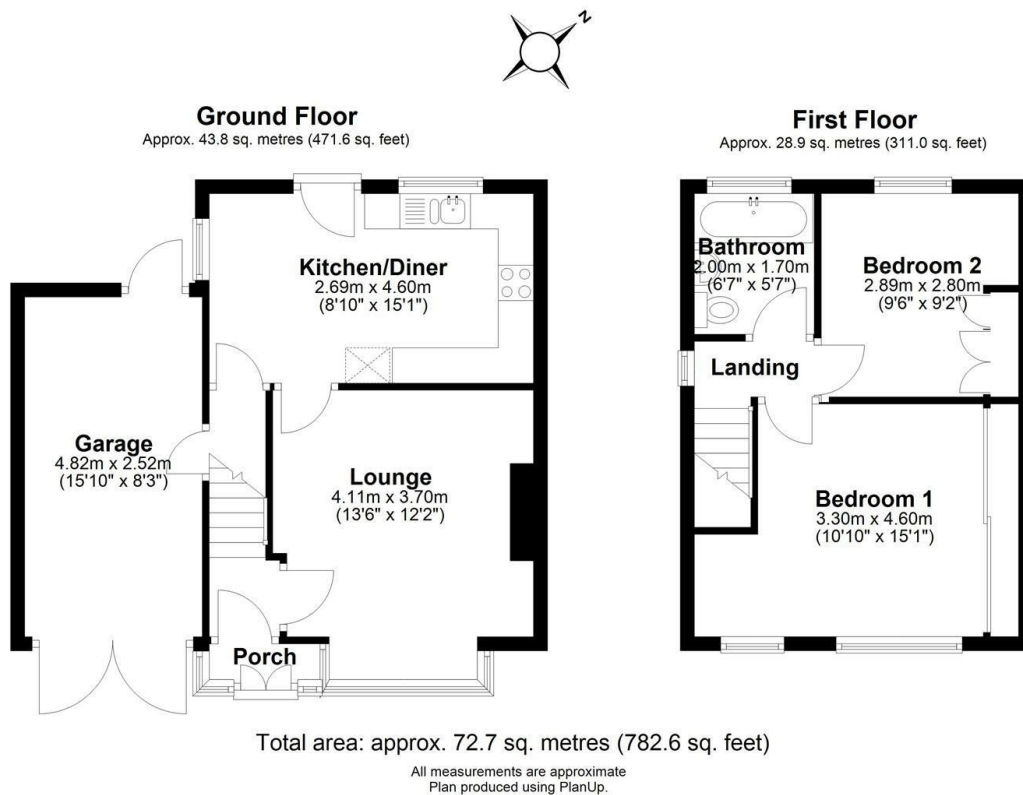
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











## Directions

## Viewings

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

## Council Tax Band

B

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		
	68	75
EU Directive 2002/91/EC		
England & Wales		