



8 Leake Road, Hillsborough, Sheffield, South Yorkshire, S6 1C1 Offers In The Region Of £180,000

- MID TERRACED PROPERTY
- SUPERBLY PRESENTED THROUGHOUT
- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- NO CHAIN
- THREE BEDROOMS
- STYLISH KITCHEN AND BATHROOM
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING
- IDEAL FOR FTB OR YOUNG FAMILY

8 Leake Road, Sheffield S6 1SJ

Andersons are delighted to offer to the open market this superb, refurbished three bedroom mid terraced property, which is located in the heart of this ever popular and convenient residential area. Leake Road is only a short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city centre and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop a short walk away. The property offers really well-presented and generously proportioned accommodation over three floors with uPVC double glazing, gas central heating and having a stylish modern kitchen and bathroom. The property benefits from a lawned rear garden.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

11'10" x 11'5"

Having a front facing modern composite door with double glazed panel and numbered top light, a UPVC double glazed window, ornate coving and rose to the ceiling, a central heating radiator, dado rail and a feature fire place with timber surround.

INNER LOBBY

With dado rail, coving, ceiling rose and staircase leading to first floor accommodation.

DINING KITCHEN

12'4" x 11'10"

Fitted with a comprehensive range of shaker style units above and below square edged works surfaces with complimentary up stands and 'Metro' style tiled splashback. Integrated within these units is a 1 1/2 bowl ceramic sink with mixer taps and a single electric oven, 4 ring induction hob and extractor over. There is also a Vaillant combination boiler, a rear facing UPVC double glazed window, a rear facing UPVC door, a central heating radiator and laminate flooring. A door leads to the cellar area.

CONSERVATORY

8'9" x 5'3"

Having a central heating radiator, laminate flooring and space and plumbing for an automatic washing machine. There are uPVC double glazed windows and uPVC patio doors which lead onto the rear garden

CELLAR

11'10" x 11'5"

Housing the electrical consumer unit, and utility meters,

FIRST FLOOR

LANDING

With a spindle balustrade, a central heating radiator and access to staircase which in turn leads to the first floor accommodation

BEDROOM ONE

11'11" x 11'8"

With a front facing UPVC double glazed window, a central heating radiator and useful under stairs cupboard, which provides storage.

BEDROOM TWO

9'10" x 6'2"

With a rear facing uPVC double glazed window, a central heating radiator and coving to the ceiling.

BATHROOM

7'1" 5'6"

Fitted with a stylish three-piece white suite comprising of a panelled bath with mixer shower over, low flush WC and vanity wash hand basin. This lovely bathroom is fully tiled in a contemporary natural stone effect ceramic tile and has a UPVC double glazed window and chrome style ladder radiator.

SECOND FLOOR

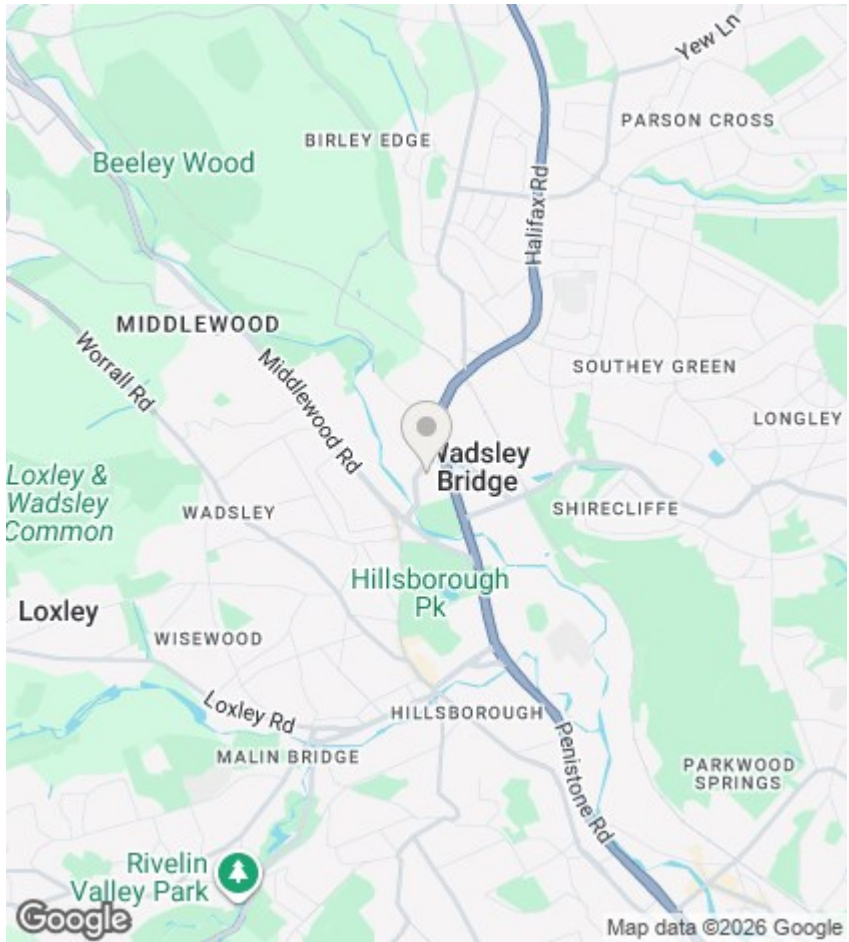
BEDROOM THREE

14'9" x 11'10"

Having a large rear facing Velux style skylight, access points into the eave storage, a central heating radiator and access to useful storage area.

OUTSIDE

To the rear of the property sees a pleasant lawned garden.



Directions

Viewings

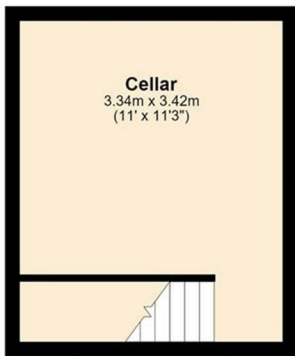
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

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

Basement

Approx. 16.1 sq. metres (172.9 sq. feet)



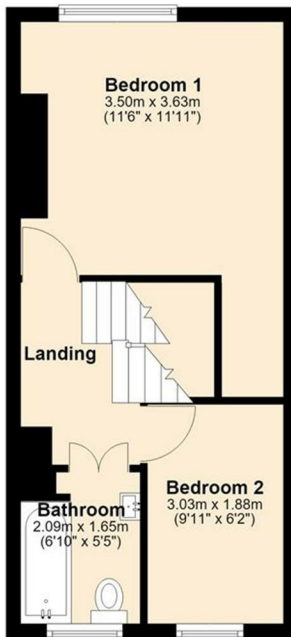
Ground Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Second Floor

Approx. 21.1 sq. metres (227.5 sq. feet)

