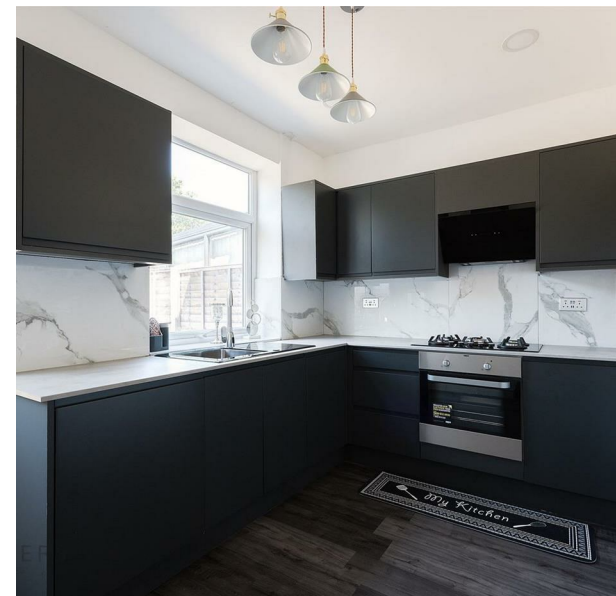


50 Capel Street, Hillsborough, Sheffield, S6 2HN
£199,950

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£199,950

Council Tax Band: A

A smart and modern styled two double bedroom semi-detached home which is located on a quiet road in the heart of Hillsborough! Perfect for first time buyers, small families or landlords the property has recently undergone a full scheme of modernisation including new heating, rewiring and kitchen/bathroom fittings. With off road parking for approx. three cars and a long garden to the rear the property is ideal for many buyers needs. Located within close proximity to a wealth of shops, cafes and amenities, the property is also metres away from the Supertram network which gives easy access to the universities, hospitals, the city centre and Meadowhall shopping centre. With double glazing and gas central heating throughout, the property comprises; entrance hall, lounge and dining kitchen with stylish fittings. To the first floor there is a landing area, two double bedrooms and a modern bathroom. Outside, there is a hardstanding area to the front and a driveway stretches down the side of the building providing off road parking for three cars. To the rear there is a larger than average lawned garden with a patio area. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Leasehold tenure, ground rent/remaining years TBC. Council tax band A. Available to the market with NO CHAIN INVOLVED.

Entrance Hall

Access to the property is gained through a front facing upvc door which leads into the entrance hall. There is a staircase rising to the first floor and a door leads to the lounge.

Lounge

A spacious and inviting lounge which has a front facing upvc double glazed bay window and a radiator. A door leads to the dining kitchen.

Dining Kitchen

A bright and spacious dining kitchen which has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a five burner gas hob with an extractor above. There are integrated appliances including an electric oven, a fridge freezer and a washing machine. With a radiator, laminate flooring, a rear facing upvc double glazed window and a rear facing upvc door leading to the rear garden.

First Floor Landing

A staircase ascends from the hallway and leads to the first floor landing area which has a wooden bannister rail and a side facing upvc double glazed window. Doors lead to all rooms on this level.

Master Bedroom

A larger than average master bedroom which has a front facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window, a radiator and a cupboard housing the Ideal combi boiler.

Bathroom

A modern and stylish bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and low flush wc. With tiling to the walls and floor, a chrome towel radiator and a rear facing upvc double glazed window.

Outside

To the front of the property there is a low maintenance garden and a driveway providing off road parking for approximately three cars which leads down the side of the building and to the rear, where there is a large garden having a hardstanding area and a long lawned garden with fencing and a stone wall surrounding.



Ground Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



First Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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

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