

24 Lennox Road, Hillsborough, Sheffield, S6 4FL  
£265,000

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Council Tax Band: A

A stunning three double bedroom mid terraced home which is located close to Hillsborough Park and boasts an impressive extended kitchen with island unit! Perfect for first time buyers or families, the property is modern and spacious throughout and has been lovingly maintained by the current owners. With accommodation over three levels including a cellar for additional storage, a recently extended open plan kitchen dining area with bi-folding doors opening to the patio garden and a log burner to the lounge to name a few highlights, the property is close to a wealth of shops and amenities, is well served by transport links including the Supertram route giving easy access to the universities, hospitals and the city centre, and is in the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; bay fronted lounge, inner hall, dining room with cellar access and an extended kitchen with recently installed units including an island. To the first floor there is a landing area, two double bedrooms and an offshot bathroom with four piece suite. To the second floor there is a double sized attic room. Outside, there is a small frontage and a shared passage leads to the rear where there is a private courtyard style patio garden and raised deck off the kitchen. A viewing is highly recommended to appreciate the accommodation on offer! Freehold tenure, council tax band A.

### Bay Fronted Lounge

Access to the property is gained through a front facing composite door which leads directly into the lounge. Having a front facing upvc double glazed bay window bringing much light into the room, there is a stylish log burner with tiled hearth built into the chimney breast, laminate flooring and a radiator. A door leads into the hall.

### Inner Hall

Having a staircase rising to the first floor accommodation, a radiator and doors connecting the lounge and dining room.

### Dining Room

A spacious dining room which has a radiator, LVT herringbone flooring, a feature exposed brick chimney breast and a door leading to the cellar head. The room opens to the extended kitchen.

### Cellar

Steps descend to the cellar where there is excellent storage options available and the meters are housed here too.

### Extended Kitchen

A stunning kitchen room which has recently been built,

having fitted wall and base units with marbled quartz worksurfaces incorporating an induction hob with extractor above and a Belfast sink with mixer tap to the island unit. With integrated appliances including two built in electric ovens (with microwave/grill incorporated into one), fridge freezer, washing machine and dishwasher for additional convenience. With a breakfast bar seating area to the island, LVT herringbone flooring, a radiator, two side facing velux windows and rear facing bi-folding doors leading to the outside.

### First Floor Landing Area

A staircase ascends from the hall and leads to the first floor landing area, which has a wooden bannister rail, doors connecting all rooms on this level and a further staircase rising to the first floor accommodation.

### Master Bedroom

A bright and spacious double sized room which has a front facing upvc double glazed window, a radiator and a useful walk in storage cupboard.

### Bedroom Two

The second bedroom is a larger than average double sized room which has a rear facing upvc double glazed window and a radiator.

### Offshot Bathroom

A stylish bathroom which has a four piece suite comprising of a freestanding bath, a double sized walk in shower enclosure, vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring, partially tiled walls and a rear facing upvc double glazed window.

### Attic Bedroom Three

A staircase ascends from the first floor landing and leads to a small landing area with internal window. A door leads to the attic bedroom which is another bright and spacious room having a rear facing upvc double glazed dormer window and a radiator. There is also a storage area with curtain for privacy.

### Outside

To the front of the property there is a small patio with steps rising to the entrance door. A shared passage leads to the rear where there is a well presented low maintenance garden space having a stone flagged patio, pebbled area and decking. Steps rise to an additional decking area which is off the kitchen. Ideal for outdoor entertaining and al-fresco dining!





Total area: approx. 119.9 sq. metres (1290.6 sq. feet)

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>		72	80
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	