





101 Wynyard Road

Hillsborough • Sheffield • S6 4GD

Guide Price £230,000 to £240,000

Within a short walk of Hillsborough Park and the Supertram is an attractive 3 double bedroom, stone fronted mid terraced property occupying extra space over the passageway. Generously proportioned accommodation arranged over 3 levels presented in stylish modern décor. Benefits from modern kitchen and bathroom, combination gas central heating, double glazing and stunning south facing rear garden. The ground floor comprises of a cosy bay fronted lounge presented in warm tones, carpet and gas fire with feature wooden surround. The kitchen is fitted with 2 tone, contrasting shaker style units incorporating integrated electric oven, gas hob, extractor and dishwasher. Providing cellar access and space for a dining table. The first-floor features 2 double bedrooms, front facing is styled in pastel tones with carpet and generous closet. At the rear is a cheerfully decorated double bedroom with pleasant garden aspect. The bathroom is equipped with modern 3-piece white suite, partially tiled walls and rubber flooring. Stairs rise to create a spacious third double bedroom complemented by feature wall and Velux window. Externally is a forecourt and communal passage leading to a gated rear garden. A stunning, secluded outdoor space, filled with attractive planting creating a perfect space to relax, with bin store and outhouse hidden behind. Wynyard Road is an extremely popular road, well-placed for local shops and amenities in Hillsborough, local schools, recreational facilities including Hillsborough Park, public transport including the Supertram, and access links to the city centre, hospitals, universities, Meadowhall, and the M1 motorway



- Attractive Stone Fronted Terrace
- 3 Double Bedrooms
- Modern Kitchen & Bathroom
- Arranged Over 3 Levels
- Combi Boiler & Double Glazing

- Walking Distance of Park & Tram Stop
- Stunning South Facing Rear Garden
- NO CHAIN
- Leasehold 800 year lease from 1900 £2pa
- Council Tax Band A, EPC TBC



101 WYNYARD ROAD

APPROXIMATE GROSS INTERNAL AREA = 100.4 SQ M / 1081 SQ FT

CELLAR = 16.1 SQ M / 173 SQ FT

TOTAL = 116.5 SQ M / 1254 SQ FT

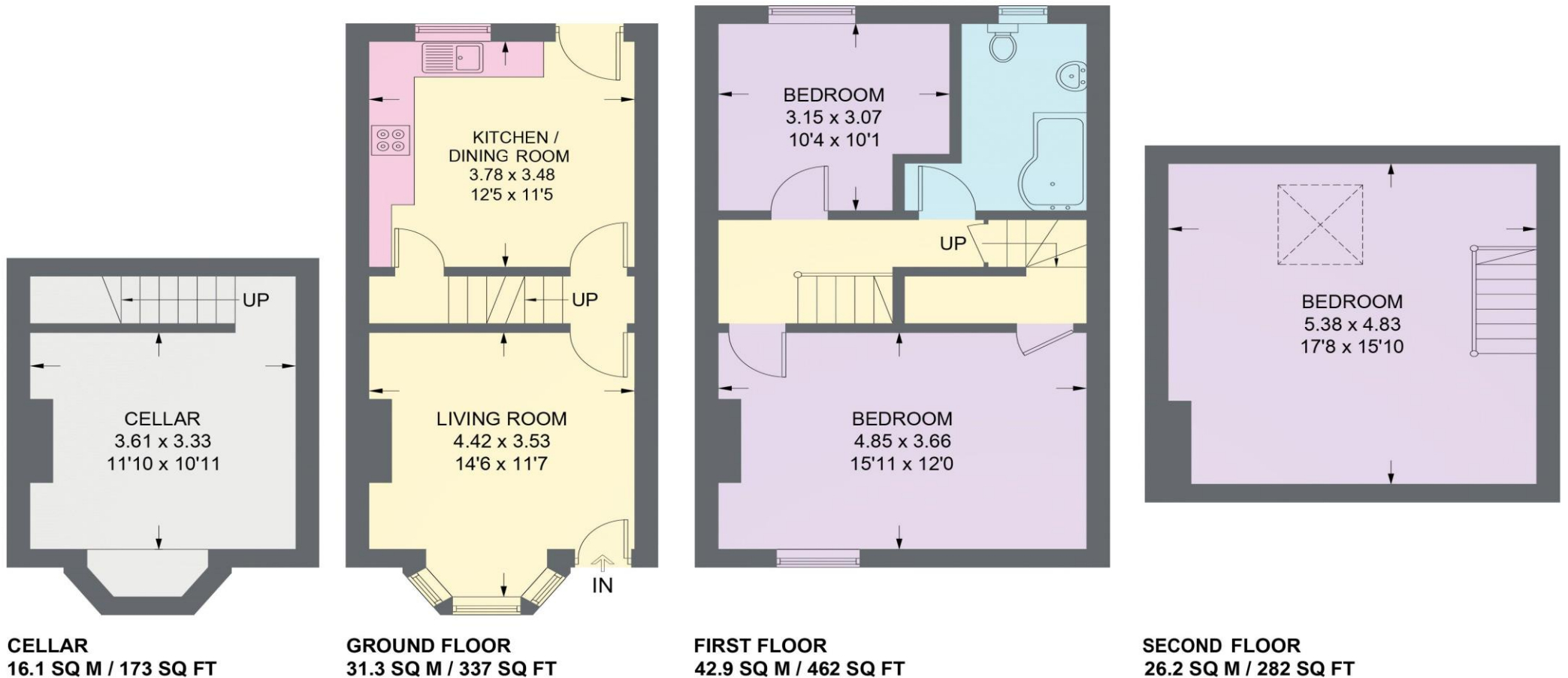


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.