



**Aysgarth Road
Sheffield
South Yorkshire
S6 1HU**

Offers in Excess of £171,000

bettermove

Aysgarth Road Sheffield

Bettermove are delighted to welcome to the market this charming three bedroom terraced house in Fox Hill, available with no forward chain.

The property benefits from double glazing and gas central heating throughout. The council tax band is A.

The interior of this beautifully presented property comprises a spacious bay fronted living, open plan kitchen/dining room and utility room on the ground floor. There are two cellar rooms providing useful storage. The first floor consists of two bedrooms and the family bathroom, while the second floor contains the master bedroom. The exterior boasts an enclosed rear garden with patio, perfect for enjoying the summer months.

Located in the popular Fox Hill suburb, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A61, A6102, M1, Middlewood tram stop, Chapeltow, Sheffield central and Meadowhall rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

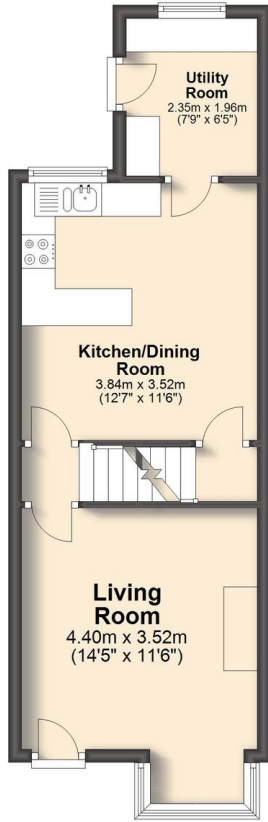
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



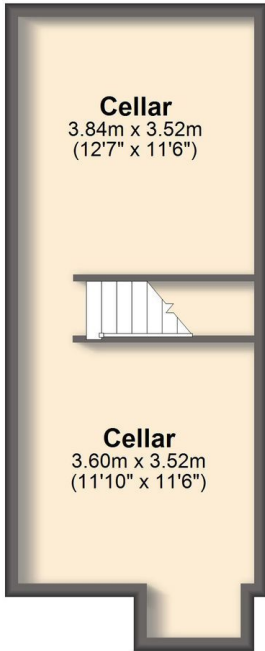
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



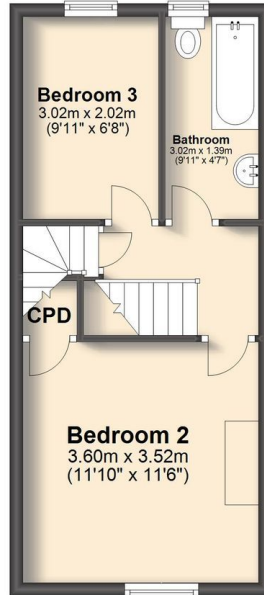
Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



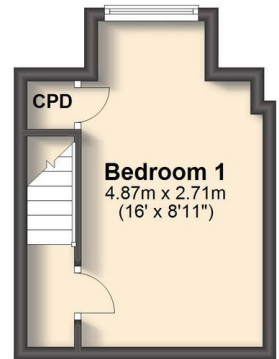
First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Second Floor

Approx. 15.3 sq. metres (164.7 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk