

HUNTERS®
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16 Haden Street, Sheffield, S6 4LB

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Asking Price £140,000

Hunters Hillsborough are delighted to present a charming terraced house offered for sale with no onward chain in the heart of Hillsborough. Offering an excellent opportunity for first-time buyers or investors, viewing is highly recommended. The property boasts a modern open-plan living space that is bathed in natural light, thanks to its dual aspect windows. The fully fitted kitchen seamlessly integrates with the lounge and dining area, providing a welcoming environment for both relaxation and entertaining.

Ascending the open stairs to the first floor, you will find a generously sized double bedroom, complete with built-in wardrobe space, ensuring ample storage. A single bedroom to the rear offers versatility, making it suitable for guests, a home office, or a child's room. The family bathroom is well-appointed with a contemporary white three-piece suite, catering to all your needs.

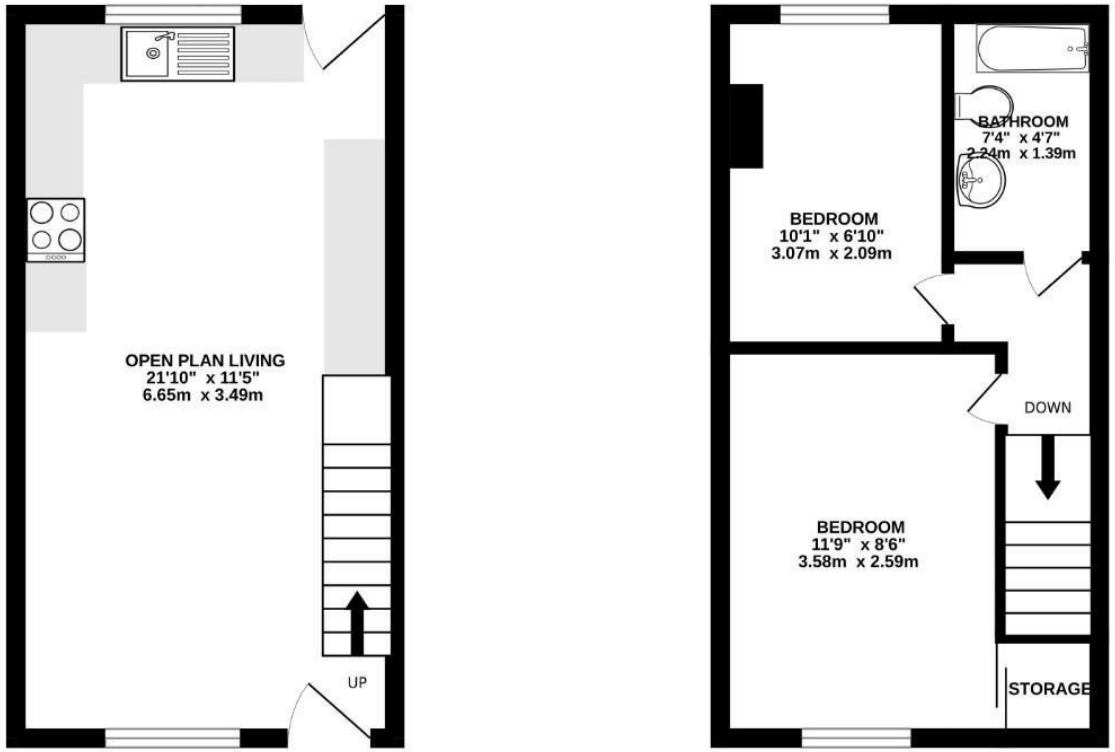
Outside, the rear garden is a delightful retreat, featuring brick-built storage, raised stone beds, and a patio area, perfect for enjoying the outdoors or hosting gatherings.

This property is ideally situated, providing direct access to the Sheffield Supertram, making commuting a breeze. Additionally, the green spaces of Hillsborough Park are just a stone's throw away, along with a variety of local shops, cafes, and restaurants, ensuring that all your daily needs are within easy reach. This home is a perfect blend of comfort, convenience, and modern living, making it a must-see for anyone looking to settle in this vibrant area.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com

GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.

1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

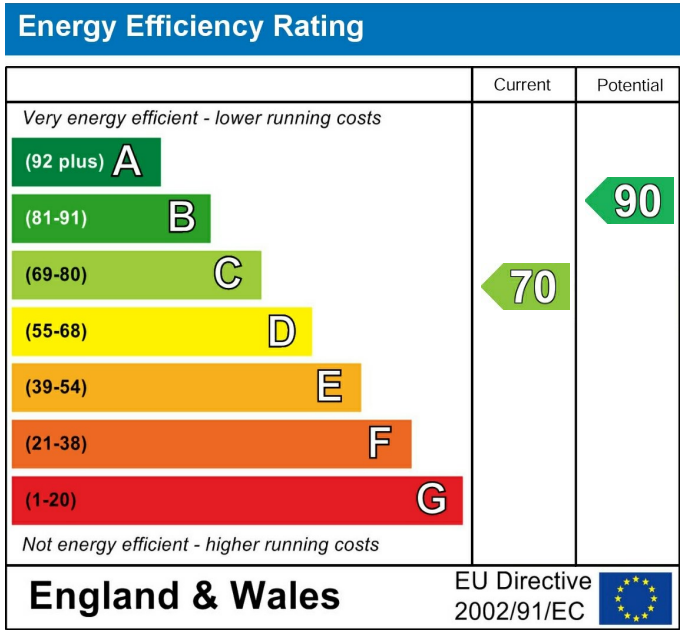
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.














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