

Woodhead Road, Sheffield

- No Onward Chain
- Well presented throughout
- Convenient location for London Road and City Centre
- Excellent transport links Sheffield and surrounding area
- Perfect for first time buyers or investors
- Two bedroom end of terrace
- Unique layout

By Auction £79,000

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Woodhead Road, Sheffield

DESCRIPTION

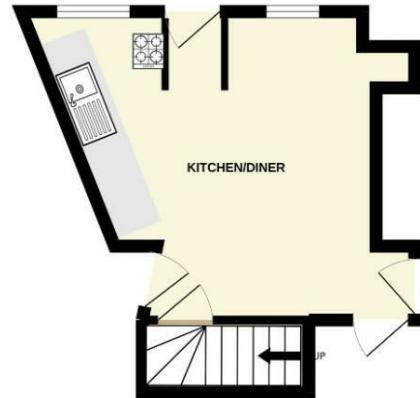
CASH BUYERS ONLY *FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £79,000 * BIDDING CLOSES 9 SEPTEMBER 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

A unique two bedroom end of terrace located in the popular and sought after area of Lowfield. Having access to a range of excellent local amenities including supermarkets, eateries and public transport links to the City Centre, central hospitals and Universities. The property which is over four floors briefly comprises; Kitchen diner with a range of wall and base units, seating area , two windows and composite doors and access to the cellar. There is stairway access to the first floor where there is bathroom with a white 3 piece suite, storage cupboard which has plumbing for a washing machine and stairs leading to the second floor. Located on the second floor are two bedrooms .

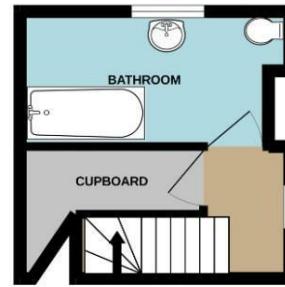




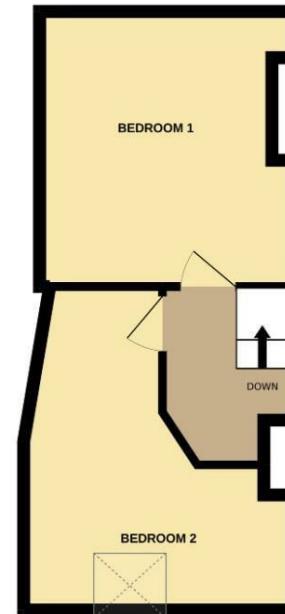
GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



1ST FLOOR
143 sq.ft. (13.2 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 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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Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.

546 Ecclesall Road, Sheffield, S11 8QA

Tel: 0114 267 2080 Email:

sheffield@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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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