



97 Station Road, Woodhouse, Sheffield, S13 7RE

HUNTERS[®]
EXCLUSIVE

97 Station Road, Woodhouse, Sheffield, S13 7RE

Asking Price £425,000

Offered for sale with no onward chain, this attractive double-fronted detached family home, occupies a generous 0.26-acre plot on Station Road, in the highly sought-after residential area of Woodhouse, situated around 6 miles from the city centre.

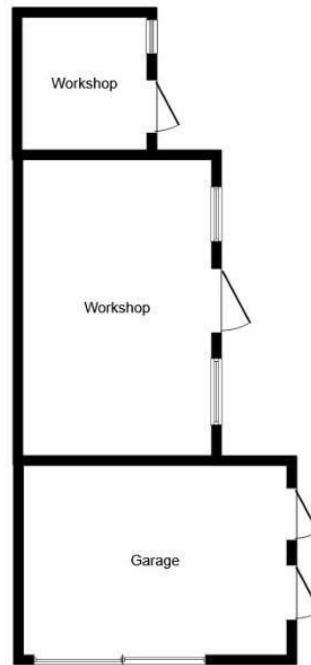
Providing spacious and versatile accommodation, the property features four well-proportioned bedrooms, multiple reception rooms and a layout ideally suited to modern family life. Whether you're looking for generous living space, room to entertain or areas to work from home, this home offers excellent flexibility.

Outside, the substantial plot provides an impressive garden with plenty of space for children to play, outdoor entertaining. There is off street parking, together with a garage and adjoining workshop, offering excellent storage or potential for those with hobbies or requiring additional workspace.

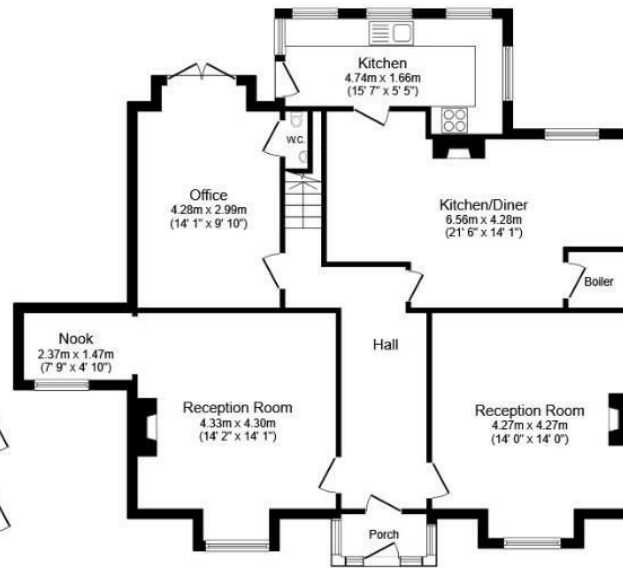
Woodhouse remains a consistently popular location, renowned for its excellent local amenities, well-regarded schools and convenient transport links, while retaining a welcoming village atmosphere. The property is also within easy reach of Rother Valley Country Park, Crystal Peaks Shopping Centre and the motorway network.

Combining a desirable location, generous accommodation and a superb plot, this is a fantastic opportunity to acquire a long-term family home with outstanding potential, where memories can be made and cherished.

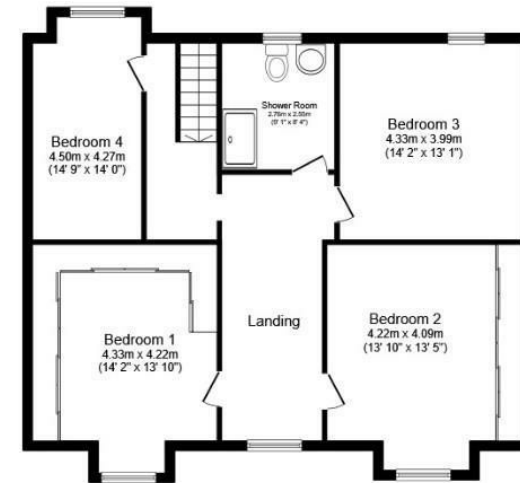
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**Garage/
Workshop**



Ground Floor



First Floor

Total floor area 262.1 sq.m. (2,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

General Remarks
GENERAL REMARKS

TENURE

We understand that 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 E.

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.

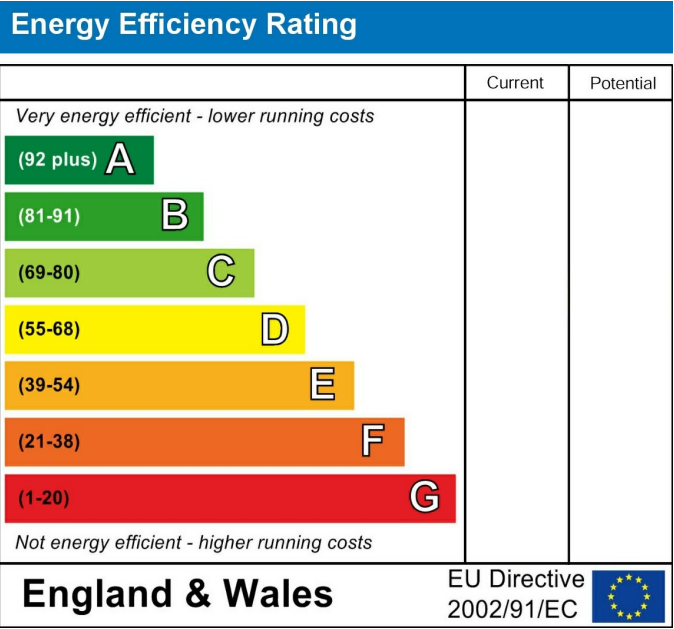
MORTGAGE FACILITIES

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.



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.





