

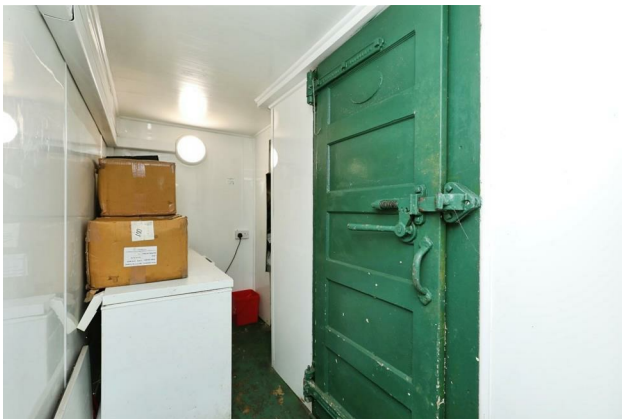
# HUNTERS®

HERE TO GET *you* THERE

750 Chesterfield Road, Sheffield, S8 0SE

By Auction £185,000

Property Images





# HUNTERS®

HERE TO GET *you* THERE

## Property Images

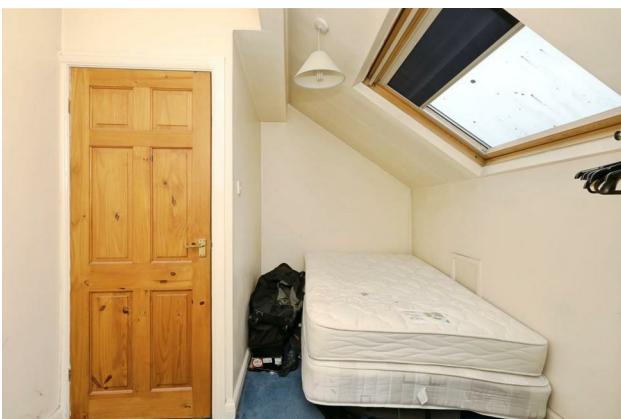


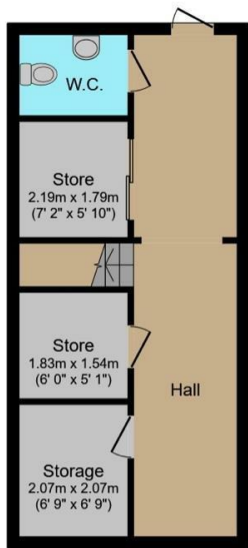


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

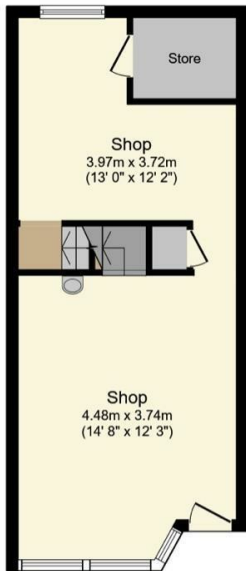
## Property Images





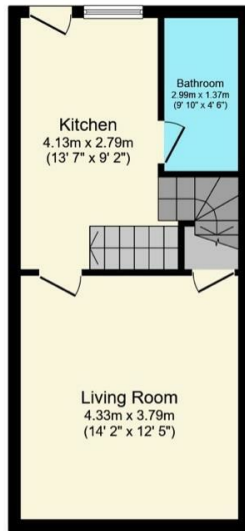
Basement

Floor area 36.8 sq.m. (396 sq.ft.)



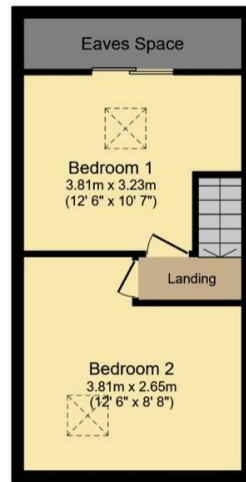
Ground Floor

Floor area 38.8 sq.m. (417 sq.ft.)



First Floor

Floor area 36.8 sq.m. (396 sq.ft.)



Second Floor

Floor area 29.4 sq.m. (317 sq.ft.)

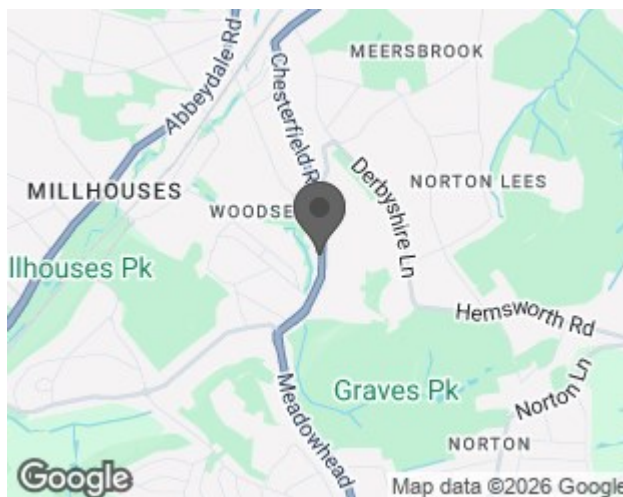
Total floor area: 141.8 sq.m. (1,526 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House Beds: 0 Bathrooms: 0 Receptions: 0 Tenure: Leasehold

## Summary

**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £185,000 \* BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

Primary located in the vibrant shopping centre of Woodseats, this unique property presents an excellent opportunity for both residential and commercial use. The ground floor features a spacious shop, previously a well-loved local butcher, offering a prime high street location that is sure to attract foot traffic. The shop boasts a generous zone A area of approximately 17 square metres, complemented by an inner lobby and a zone B space of 18 square metres, along with a substantial basement storage area of 33 square metres, providing ample room for various business ventures.

Above the shop, you will find a charming two-bedroom flat, accessible via a rear external staircase. This flat is designed for comfortable living, featuring a well-appointed kitchen, a bathroom, and a welcoming living room on the first floor. Ascending further, you will discover two cosy bedrooms, perfect for relaxation after a long day.

This property is ideal for those looking to run a business while enjoying the convenience of living above it. Its location on a bustling high street ensures that both the shop and the flat benefit from excellent visibility and accessibility. Whether you are an investor seeking a dual-purpose property or a homeowner looking for a unique living arrangement, this offering on Chesterfield Road is not to be missed. Embrace the potential of this versatile space and make it your own.

## Features

- High street position • Former butches • Basement level with storage • Excellent investment opportunity • Separate access to the two bedroom apartment • Gas central heated • Modern kitchen & bathroom • Energy Performance Rating Shop - \* Flat - \*