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202 Woodseats Road, Woodseats, Sheffield, S8 0PN

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Guide Price £175,000

GUIDE PRICE £175,000 - £180,000
Nestled on the charming Woodseats Road in Sheffield, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

The heart of the home features an off-shot kitchen, providing a practical layout that maximises both functionality and style. The modern bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and enjoyable.

One of the standout features of this property is its fantastic location. Woodseats is known for its vibrant community and excellent transport links, making it easy to access the wider Sheffield area and beyond. Whether you are commuting for work or exploring the local amenities, you will find everything you need within easy reach.

This house is not just a place to live; it is a wonderful opportunity to create a home in a sought-after area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

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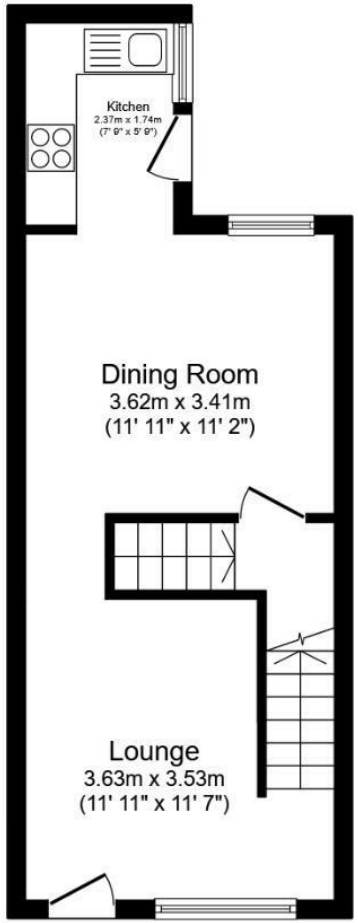
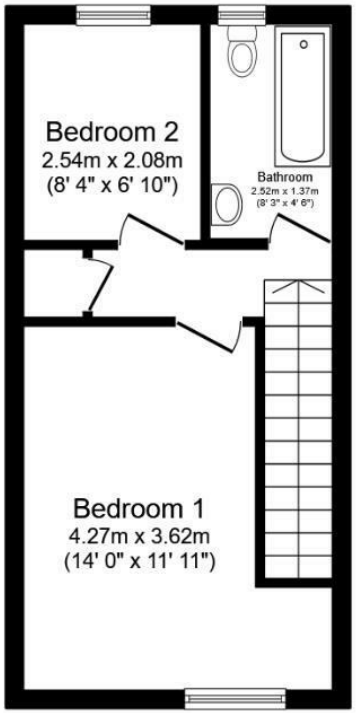


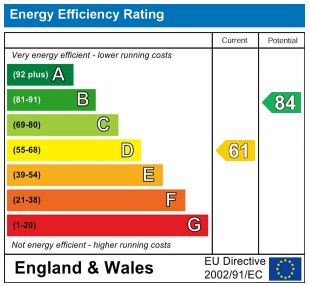
Ground Floor

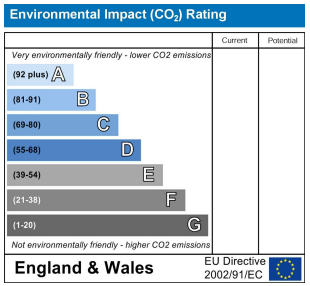


First Floor

Total floor area: 60.8 sq.m. (655 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





General Remarks
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TENURE
This property is Freehold.

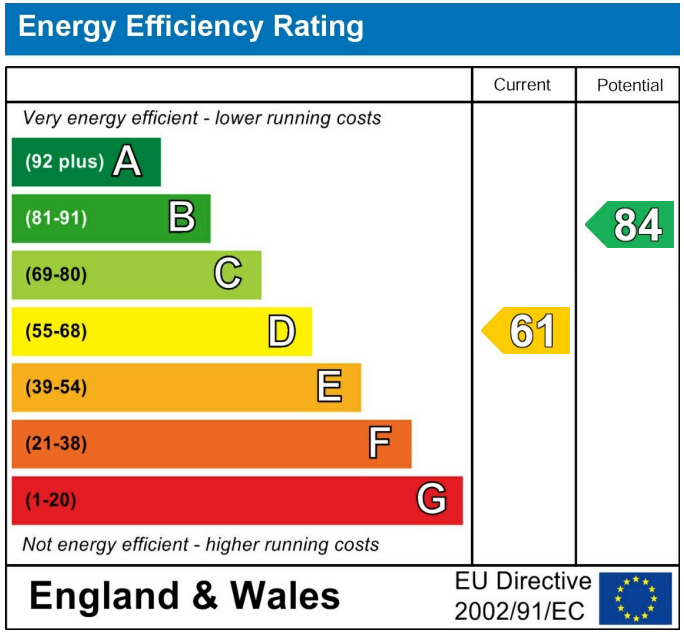
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.

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