



HUNTERS[®]
HERE TO GET *you* THERE

7 Smithy Wood Crescent, Woodseats, Sheffield, S8 0NT

7 Smithy Wood Crescent, Woodseats, Sheffield, S8 0NT

£190,000

Nestled in the heart of Woodseats, this charming three-bedroom semi-detached house on Smithy Wood Crescent offers a wonderful opportunity for both first-time buyers and families alike. With no onward chain, this property is ready for you to move in and make it your own.

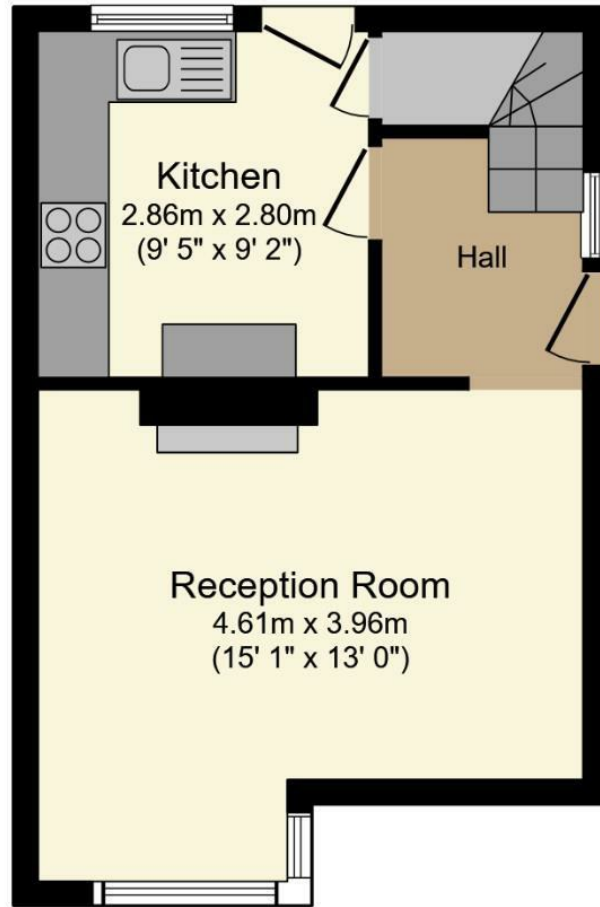
As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern fitted bathroom adds a touch of contemporary style, ensuring comfort and convenience for all residents.

The three well-proportioned bedrooms offer ample space for rest and relaxation, making this home ideal for families or those seeking extra room for guests or a home office. The property also boasts a driveway with parking for two vehicles, a valuable feature in this sought-after area.

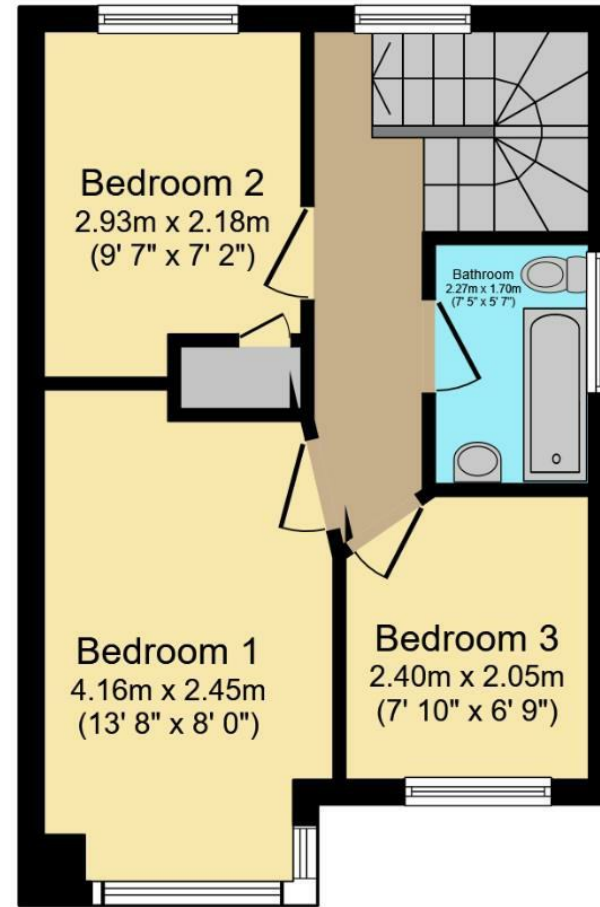
One of the standout aspects of this home is the fantastic views over Sheffield, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own living space.

Situated in a vibrant community, you will find a range of local amenities, parks, and schools within easy reach, making it a perfect location for families and professionals alike. This semi-detached house is not just a property; it is a place where you can create lasting memories. Don't miss the chance to view this delightful home in Woodseats.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



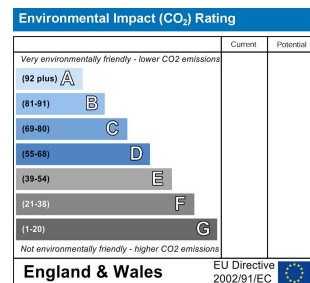
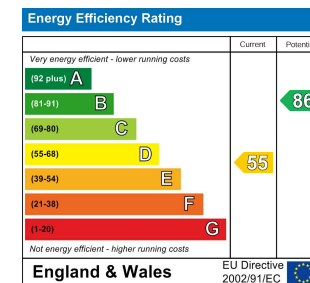
Ground Floor



First Floor

Total floor area: 62.0 sq.m. (667 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
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of **** years from **** at a ground rent of £** per annum.

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.

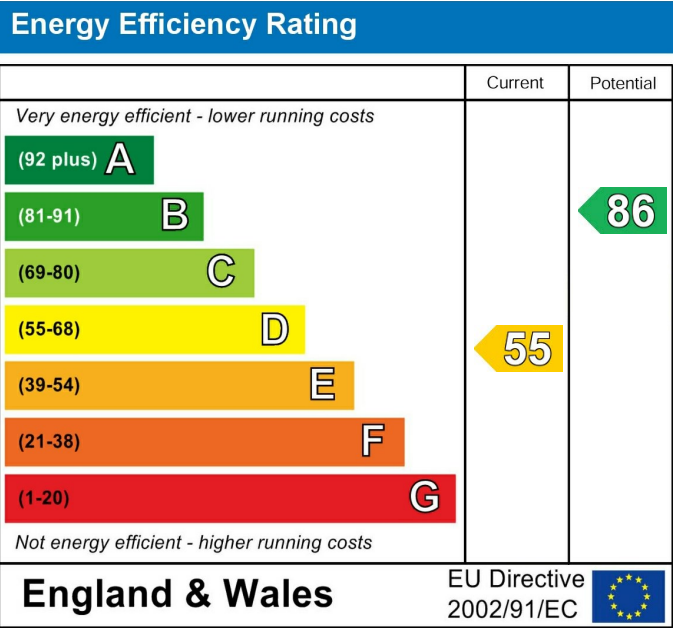
MORTGAGE FACILITIES

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.









