



**HUNTERS**<sup>®</sup>  
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16 Athol Road, Woodseats, Sheffield, S8 0PA

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£180,000

Located in the popular area of Woodseats, Sheffield, this well-presented mid-terrace home on Athol Road is a great choice for first-time buyers, small families, or anyone looking for a bit of extra space.

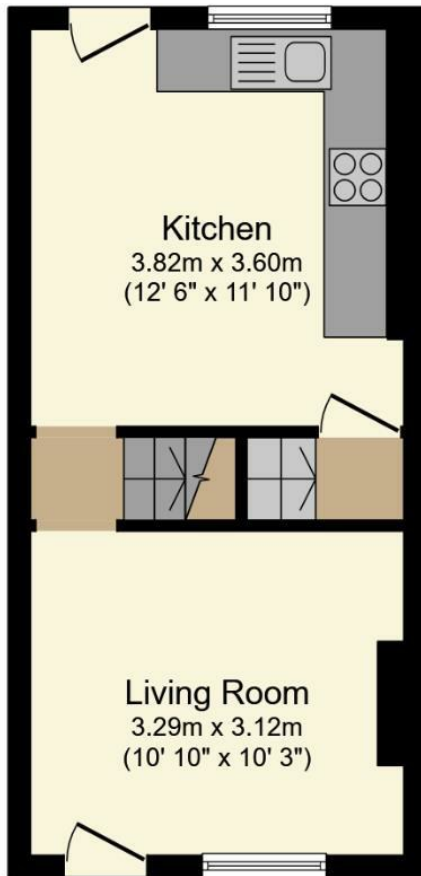
The house has two good-sized bedrooms, plus a handy occasional loft room that could work well as a home office, hobby room or guest space. Inside, the decor is clean and neutral, making it easy to move straight in and add your own style over time. The layout is practical and cosy, with plenty of natural light throughout.

Outside, there's a low-maintenance garden that's perfect for relaxing in the warmer months or having a few friends over—without needing too much work.

Woodseats is a fantastic area with a great community feel. You'll have shops, schools, parks and public transport all close by, making everyday life easy and convenient.

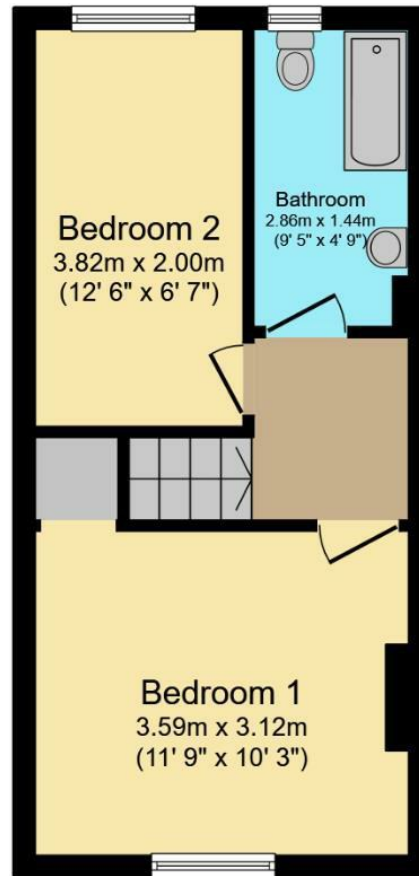
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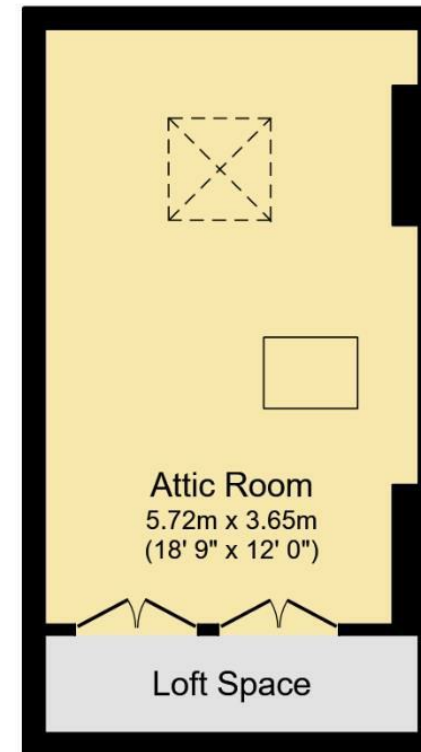
### Ground Floor

Floor area 28.5 sq.m. (307 sq.ft.)



### First Floor

Floor area 28.5 sq.m. (307 sq.ft.)

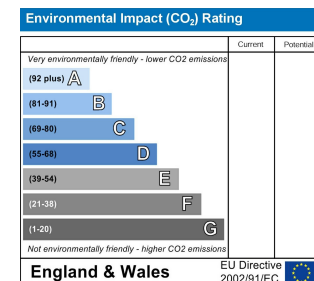
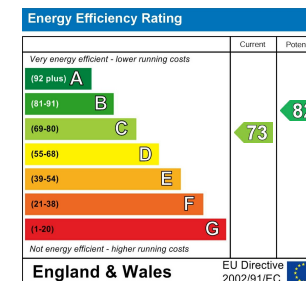


### Second Floor

Floor area 24.3 sq.m. (261 sq.ft.)

Total floor area: 81.3 sq.m. (875 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)



**General Remarks**  
GENERAL REMARKS

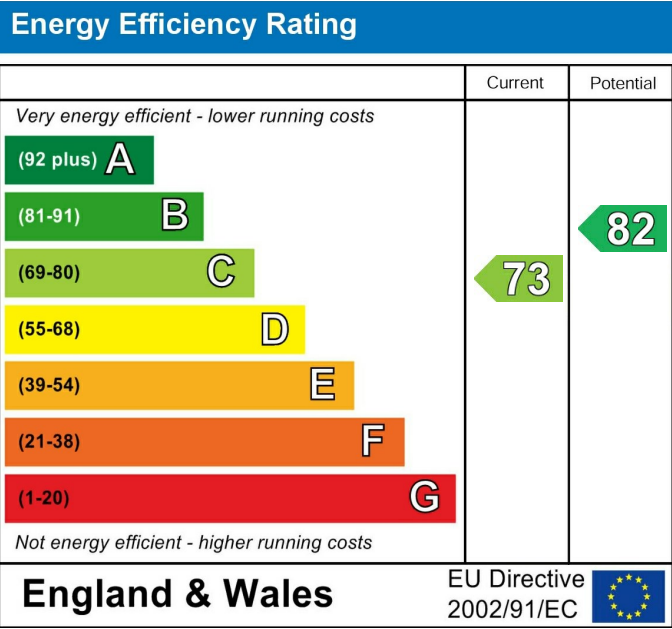
**TENURE**  
This property is long Leasehold with a term of 800 years from 29 September 1901 at a peppercorn ground rent per annum.

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

**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.**

**AML**  
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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.







