



**Tadcaster Crescent, Sheffield**  
, S8 0RE

**£240,000**



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**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



# Tadcaster Crescent, Sheffield

## DESCRIPTION

Positioned in the highly regarded and well-connected area of Tadcaster Crescent, Sheffield, this superb three-bedroom semi-detached home presents an outstanding opportunity for discerning buyers, including families, professionals, and investors.

The property offers a well-considered and functional layout, beginning with a generously proportioned reception room—ideal for both everyday living and formal entertaining. The contemporary kitchen is a standout feature, finished to a high standard with modern cabinetry, quality fittings, and ample worktop space, ensuring a practical yet stylish culinary environment.

A recently renovated family bathroom, tastefully appointed in a neutral colour palette, provides a serene space for relaxation and is designed with both comfort and convenience in mind.

Accommodation comprises three spacious and naturally lit bedrooms, offering flexibility for family living, home working, or guest accommodation. Each room benefits from an abundance of natural light, enhancing the property's warm and inviting atmosphere.

Externally, the property is further complemented by a private driveway, providing valuable off-street parking.

Ideally located within a friendly and established community, the residence is within close proximity to reputable schools, local amenities, green spaces, and excellent transport links—making it an ideal base for modern living.

This is a rare opportunity to acquire a high-quality home in a desirable Sheffield location. Early viewing is highly recommended.



# ROOMS

General Remarks  
GENERAL REMARKS

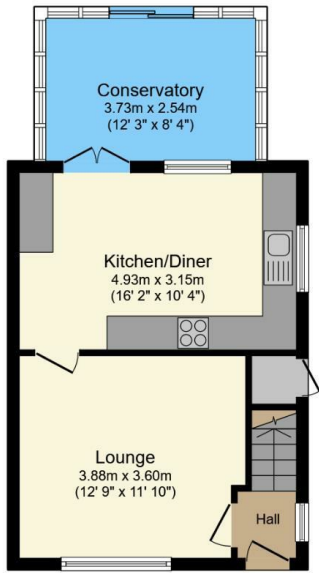
TENURE  
This property is long Leasehold with a term of 200 years from 1964 at a ground rent of £12 per annum.

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.

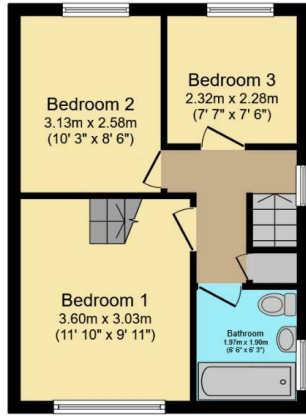
MORTGAGE FACILITIES  
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.





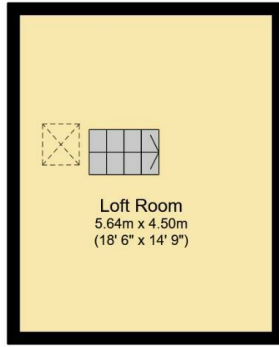
**Ground Floor**

Floor area 44.0 sq.m. (474 sq.ft.)



**First Floor**

Floor area 33.8 sq.m. (363 sq.ft.)



**Second Floor**

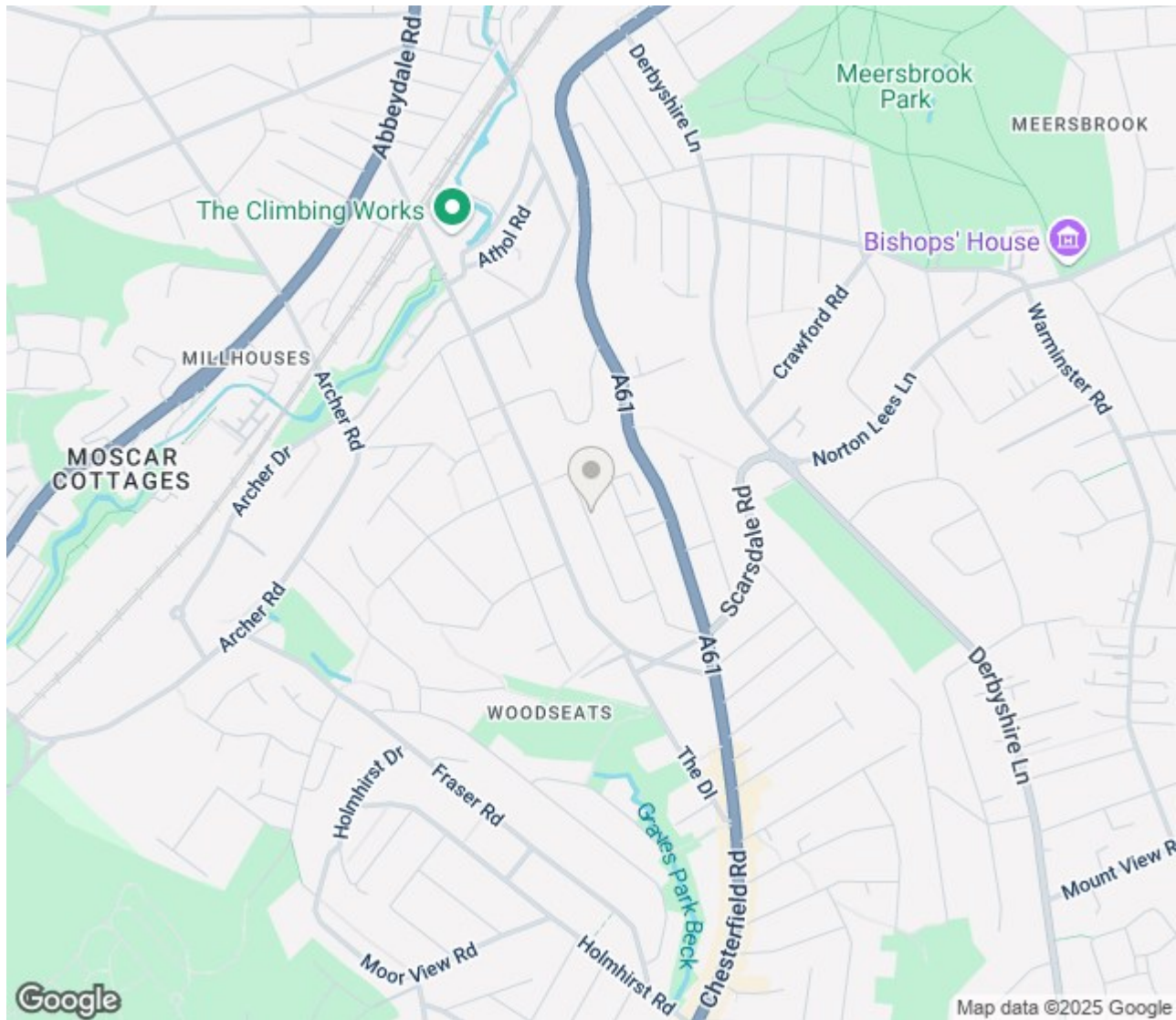
Floor area 25.4 sq.m. (273 sq.ft.)

**Total floor area: 103.1 sq.m. (1,110 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)







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>46</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

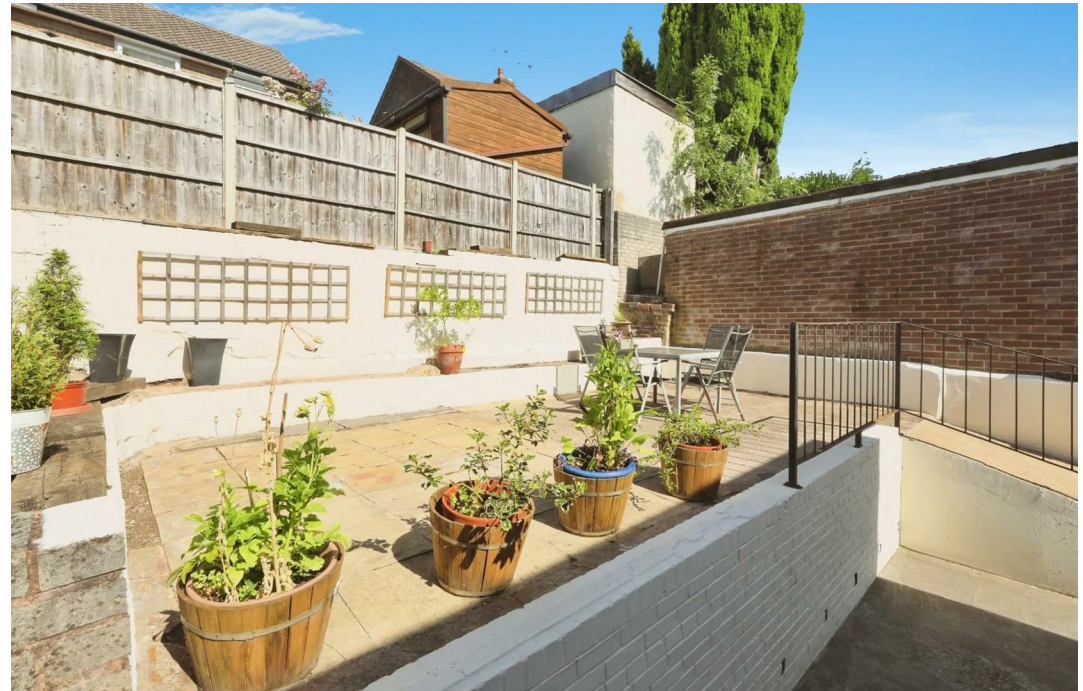
### Thinking of Selling?

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.

**764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111**  
**| [sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com)**

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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.