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3 Nettleham Road, Woodseats, Sheffield, S8 8SW

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£240,000

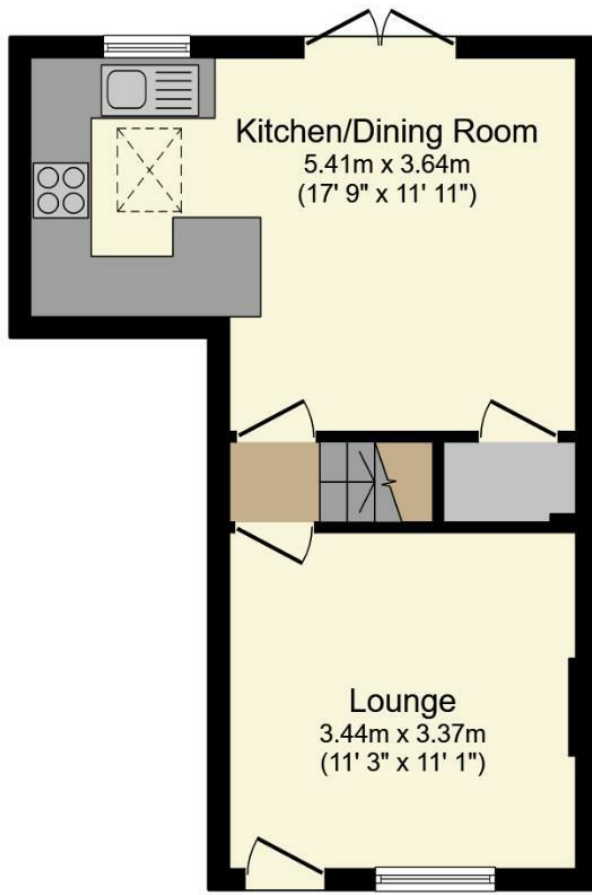
Nestled in the heart of the ever-popular Woodseats area of Sheffield, this charming and unique end terrace home on Nettleham Road offers a wonderful combination of character, space and modern living. Set over three floors, the property features three well-proportioned bedrooms, making it an ideal choice for families, first-time buyers or anyone looking for a little extra room to grow.

At the heart of the home is the spacious open-plan kitchen diner, creating a welcoming space that's perfect for everyday family life, relaxed meals with friends, or entertaining guests. The property has been tastefully decorated in neutral tones throughout, providing a bright and inviting feel while offering a blank canvas for the next owners to make it their own.

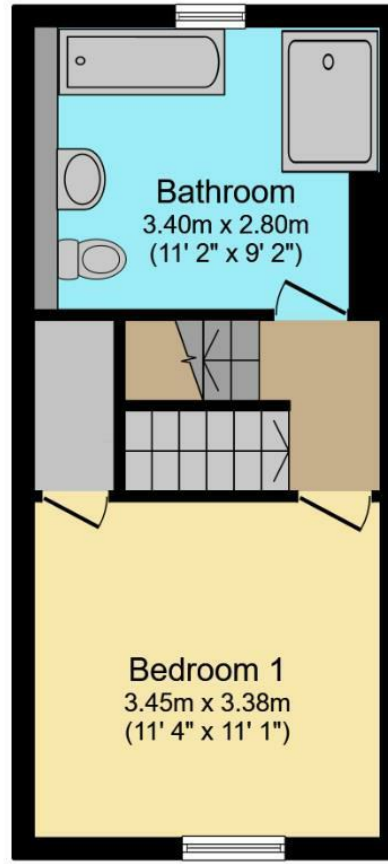
The three-bedroom layout offers flexibility to suit a variety of lifestyles, whether you need space for children, guests or a home office. Outside the front door, you'll find everything that makes Woodseats such a sought-after place to live, with a fantastic selection of local shops, cafés, parks, schools and excellent transport links all close by.

Offering a unique blend of charm, practicality and a superb location, this lovely home is ready for its next chapter and is sure to appeal to a wide range of buyers.

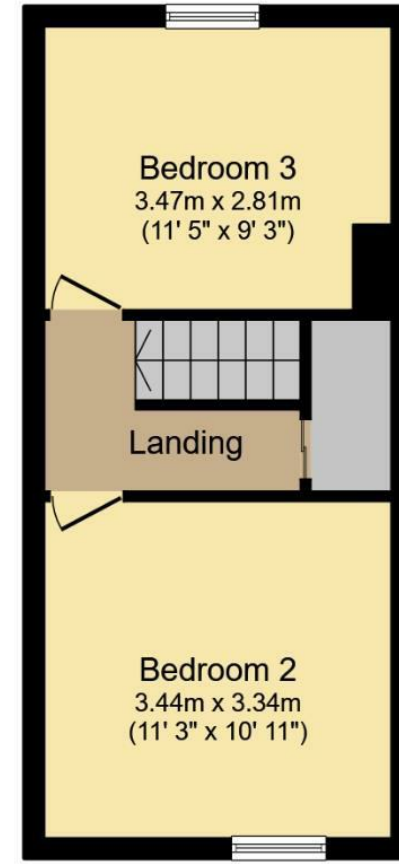
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor



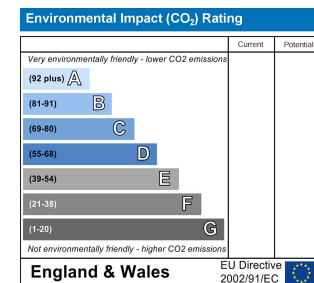
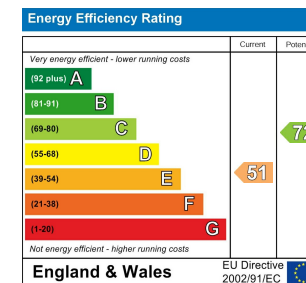
First Floor



Second Floor

Total floor area: 88.1 sq.m. (949 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 \*\*\*\* at a ground rent of £\*\* per annum.

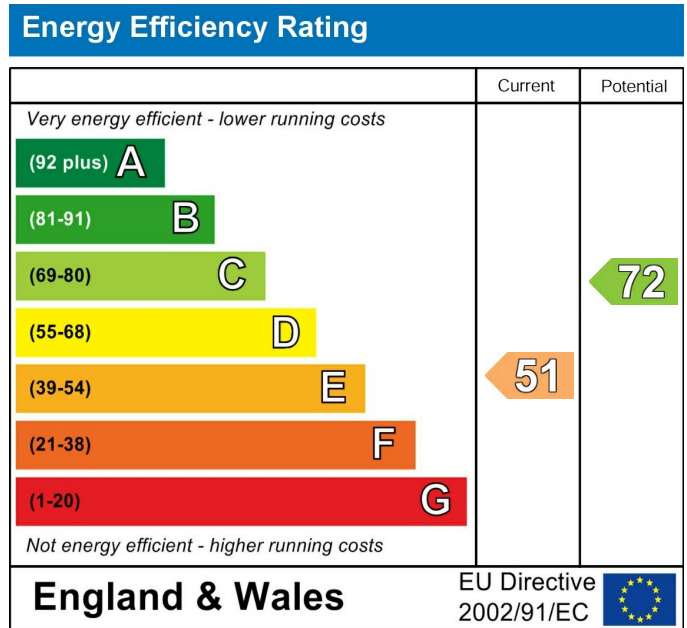
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

**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.









