



HUNTERS®
HERE TO GET *you* THERE

11 Osmaston Road, Woodseats, Sheffield, S8 0GT

11 Osmaston Road, Woodseats, Sheffield, S8 0GT

£250,000

Nestled in a tranquil cul-de-sac on Osmaston Road, Woodseats, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned free flowing reception room, perfect for both relaxation and entertaining guests.

The interior is neutrally decorated throughout, allowing for a seamless transition into your personal style. The three bedrooms provide ample space for rest and privacy, while the well-appointed bathroom caters to all your daily needs.

Outside, the property features off-road parking for one vehicle, ensuring convenience for you and your guests. The front garden adds to the home's curb appeal, while the rear enclosed level garden offers a delightful outdoor space for children to play or for hosting summer barbecues.

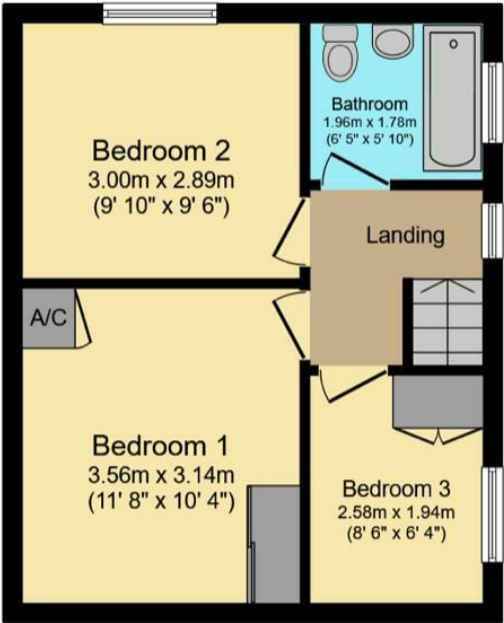
Situated close to the vibrant centre of Woodseats, you will find a variety of local amenities, including shops, cafes, and parks, all within easy reach. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home in a sought-after location.

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



Ground Floor

Floor area 48.7 sq.m. (524 sq.ft.)

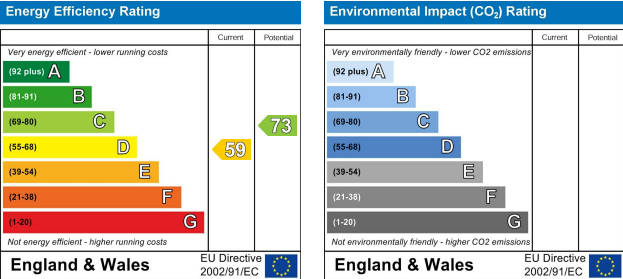


First Floor

Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 82.8 sq.m. (891 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 Freehold.

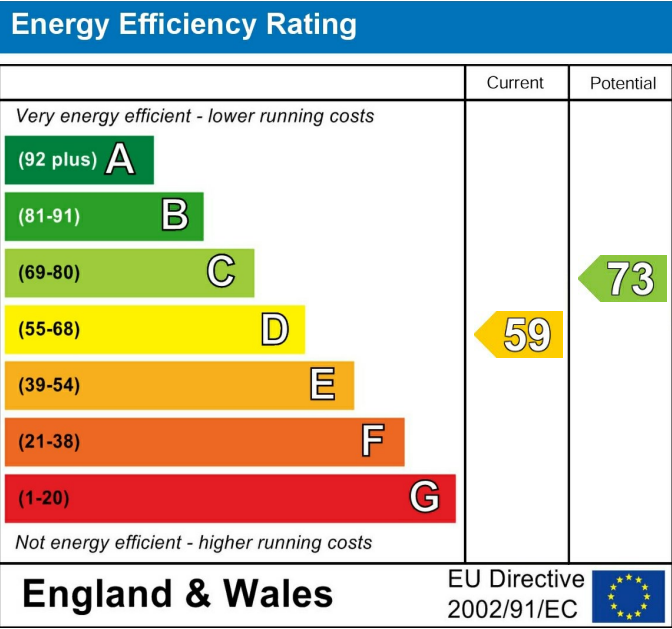
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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 £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 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.









