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33 Perigree Road, Woodseats, Sheffield, S8 0NE

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£240,000

Nestled in the charming area of Woodseats, Sheffield, this delightful two-bedroom mid-terrace house on Perigree Road offers a perfect blend of modern living and comfort. As you step inside, you'll be greeted by an entrance porch, inner lobby with stairs to the first floor and a well-proportioned bay windowed living room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern fitted dining kitchen, which boasts solid oak worktops and floor that add a touch of elegance. This space is not only functional but also perfect for meals or gatherings with friends. The property has been neutrally decorated throughout, allowing you to easily personalise the space to your taste.

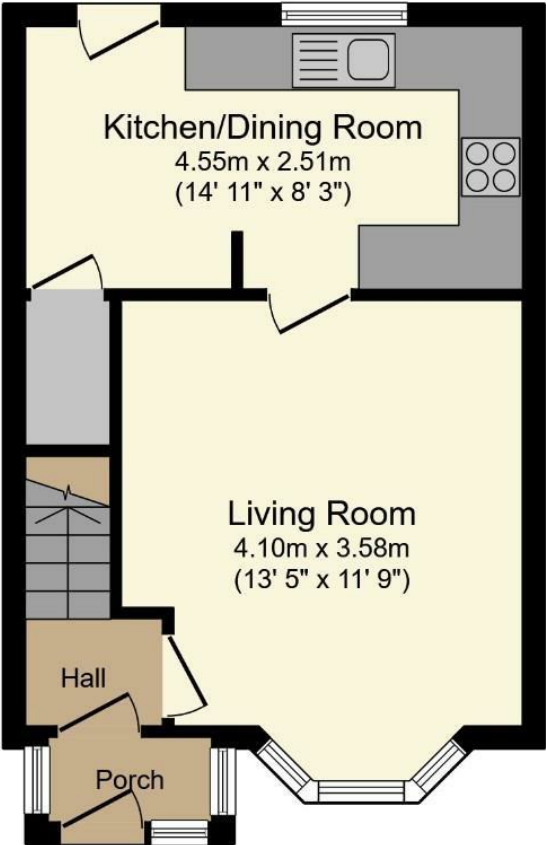
Both bedrooms are generously sized, providing ample space for rest and relaxation. The main bedroom has a built in ensuite W.C. whilst the family bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this property is the private and landscaped rear garden, complete with patio seating areas. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

With no onward chain, this home is ready for you to move in and make it your own without delay.

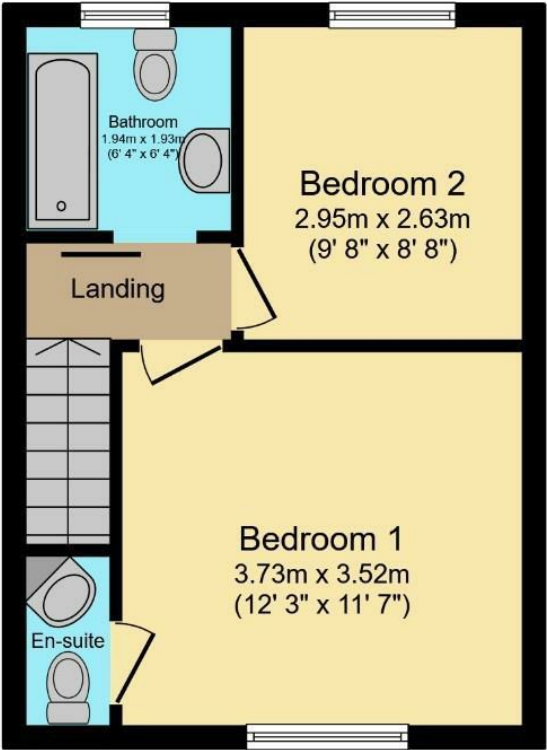
In summary, this mid-terrace house on Perigree Road is an excellent opportunity for first-time buyers or those looking to downsize, offering modern amenities in a lovely neighbourhood. Don't miss the chance to view this charming property.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 32.8 sq.m. (353 sq.ft.) approx



First Floor

Floor area 30.7 sq.m. (330 sq.ft.) approx

Total floor area 63.5 sq.m. (683 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

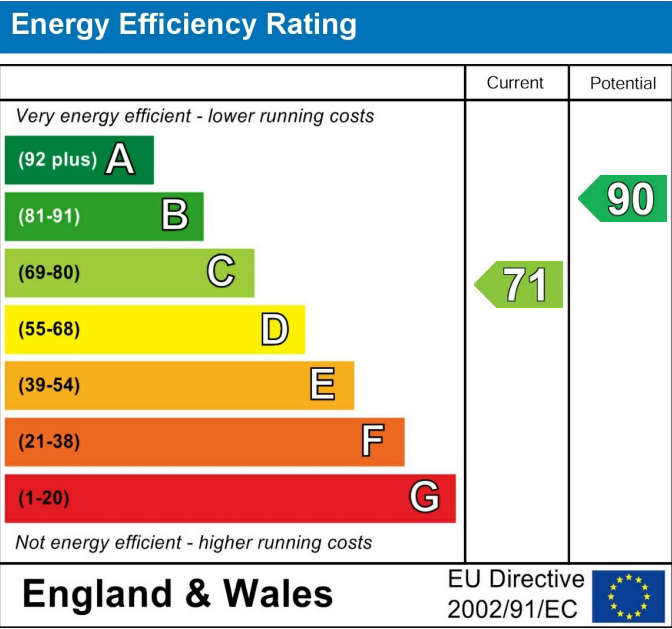
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

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.





