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23A Meadowhead, Woodseats, Sheffield, S8 7UA



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## Guide Price £475,000

Guide Price £475,000 - £500,000

Located on Meadow Head Road, Sheffield, this stunning five-bedroom, four-bathroom semi-detached house is a true gem. Completed in 2014, this property boasts a modern design in-keeping with its neighbouring properties with all the benefit of an efficient modern home.

As you step inside, you are greeted by a an entrance hall and down stairs cloakroom/w.c. The substantial dining kitchen has a bay window to the front and flows through to the open plan living area, perfect for entertaining guests or enjoying quality time with family. The property offers ample space for everyone to relax and unwind.

One of the standout features of this property is the fabulous garden, complete with a deck and lawn. Imagine hosting summer barbecues or simply basking in the sun in your own private outdoor oasis overlooking Graves Park.

Convenience is key with parking available for two vehicles on the block-paved off-road driveway.

Whether you're looking for a spacious family home or a property with room to grow, this five-bedroom house offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home in the heart of Sheffield.

### 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 D.

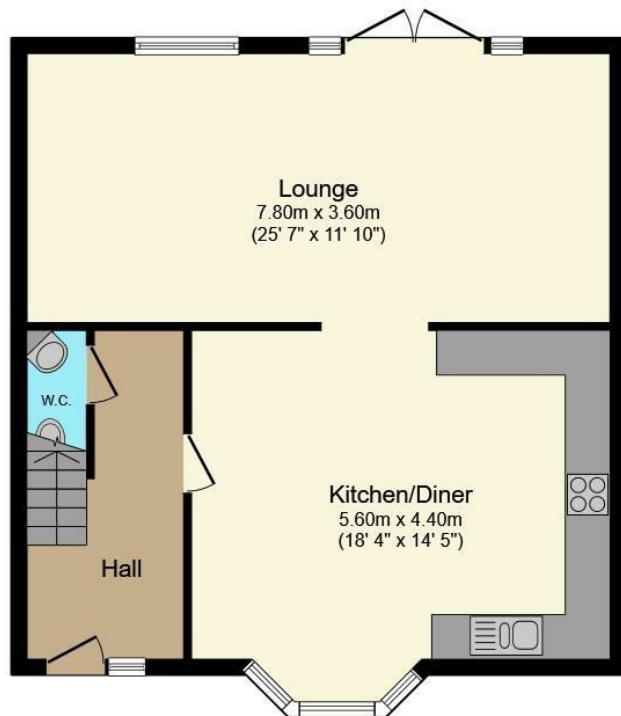
#### VACANT POSSESSION

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.

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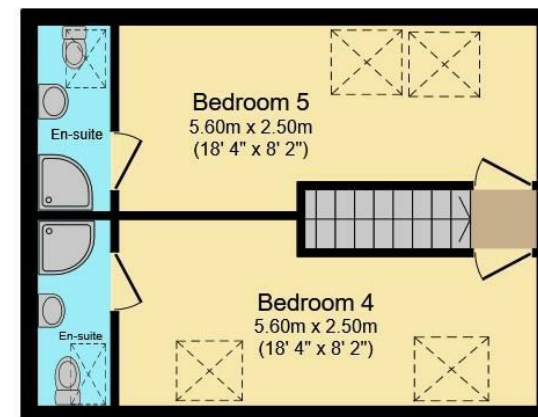
## Ground Floor

Floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx



## First Floor

Floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx



## Second Floor

Floor area 34.1 m<sup>2</sup> (367 sq.ft.) approx


Total floor area 162.4 m<sup>2</sup> (1,748 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](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	88
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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. 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.



