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224 Woodseats Road, Woodseats, Sheffield, S8 0PN

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£180,000

Nestled on Woodseats Road in Sheffield, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this neutrally decorated home is ideal for first-time buyers, small families, or those looking to downsize.

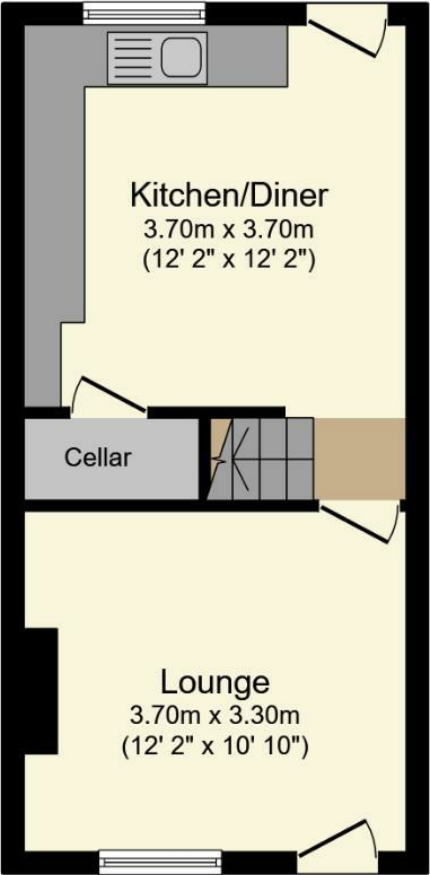
Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by the tasteful decor that allows for personal touches. The fitted kitchen is both functional and stylish, providing ample space for culinary creations and family gatherings. The modern shower room adds a touch of luxury, ensuring convenience and comfort for daily routines.

One of the standout features of this property is the garden, which is mainly laid to lawn, offering a lovely outdoor space for relaxation, play, or gardening enthusiasts. It presents a wonderful opportunity to enjoy the fresh air and sunshine, making it a perfect spot for summer barbecues or quiet evenings.

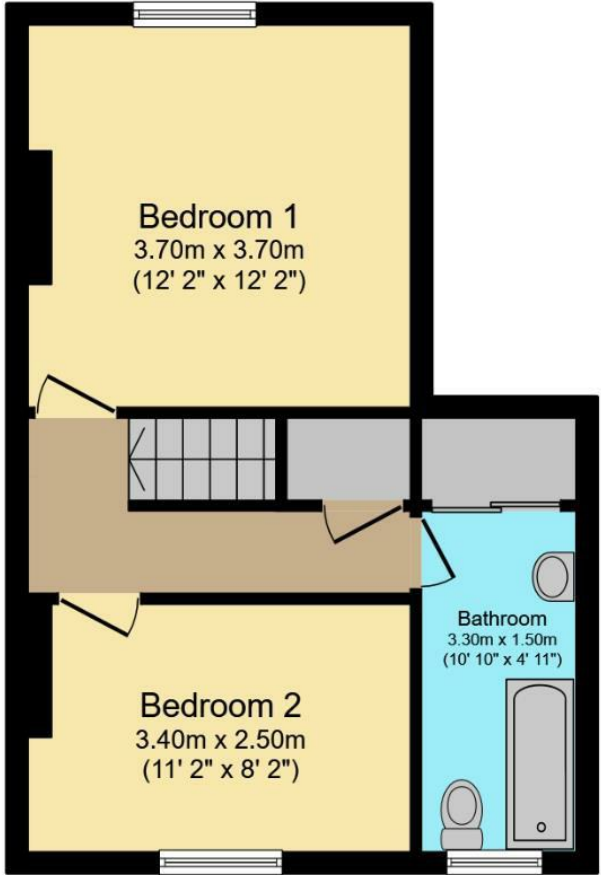
Additionally, the property comes with the advantage of no onward chain, allowing for a smooth and hassle-free purchase process. This is an excellent opportunity to acquire a lovely home in a sought-after area, close to local amenities and transport links.

In summary, this two-bedroom mid-terrace house on Woodseats Road is a fantastic find, combining modern comforts with a welcoming atmosphere. Do not miss the chance to make this charming property your new home.

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Ground Floor
Floor area 29.6 sq.m. (319 sq.ft.)



First Floor
Floor area 36.3 sq.m. (391 sq.ft.)

Total floor area: 65.9 sq.m. (710 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

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

General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

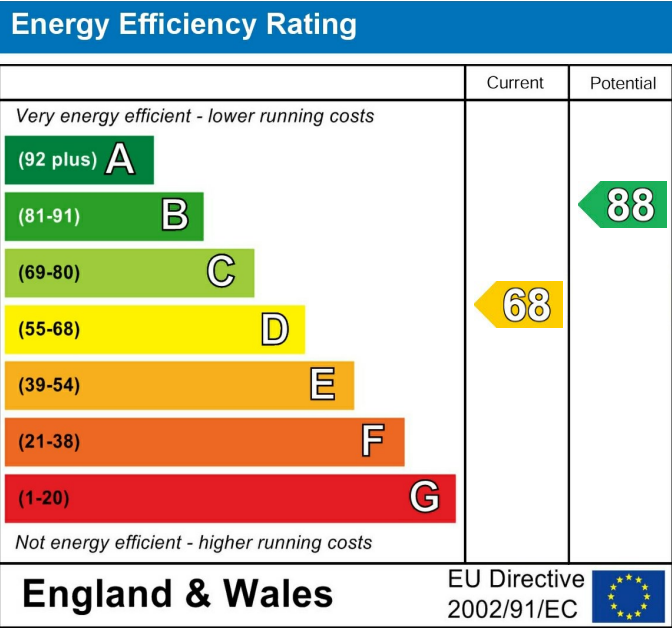
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

