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69 Todwick Road, Woodseats, Sheffield, S8 0NR

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Asking Price £170,000

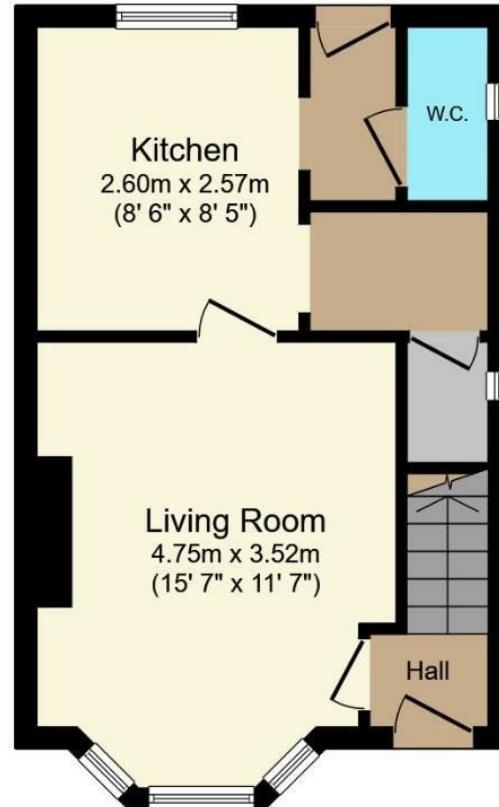
Nestled in the desirable area of Woodseats, Sheffield, this charming end-terrace house on Todwick Road presents an excellent opportunity for those looking to create their dream home. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable living space.

The house is set in a fantastic location, offering easy access to local amenities, schools, and parks, making it an ideal choice for those who appreciate community living. The property features both a front and rear garden, providing ample outdoor space for relaxation, gardening, or entertaining guests.

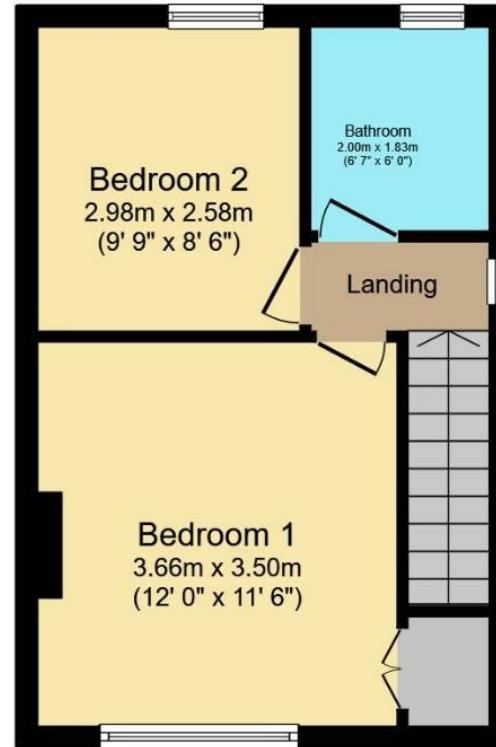
While the house would benefit from a scheme of modernisation, this presents a wonderful chance for buyers to personalise the space to their taste and requirements. With no onward chain, the process of moving in can be swift and straightforward, allowing you to settle into your new home without delay.

This property is a blank canvas, waiting for the right owner to bring it to life. If you are looking for a house with potential in a sought-after location, this end-terrace on Todwick Road could be the perfect fit for you.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
[sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com) | [www.hunters.com](http://www.hunters.com)



**Ground Floor**



**First Floor**

Total floor area 61.6 sq.m. (663 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).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	Very energy efficient - lower running costs	69	
(81-91) B	Very efficient - lower running costs	52	
(69-80) C	Efficient - lower running costs		
(55-68) D	Medium - reasonable running costs		
(39-54) E	Medium - reasonable running costs		
(21-38) F	Unusually high - higher running costs		
(1-20) G	Unusually high - higher running costs		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

## General Remarks

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 800 years from 1896 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 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.

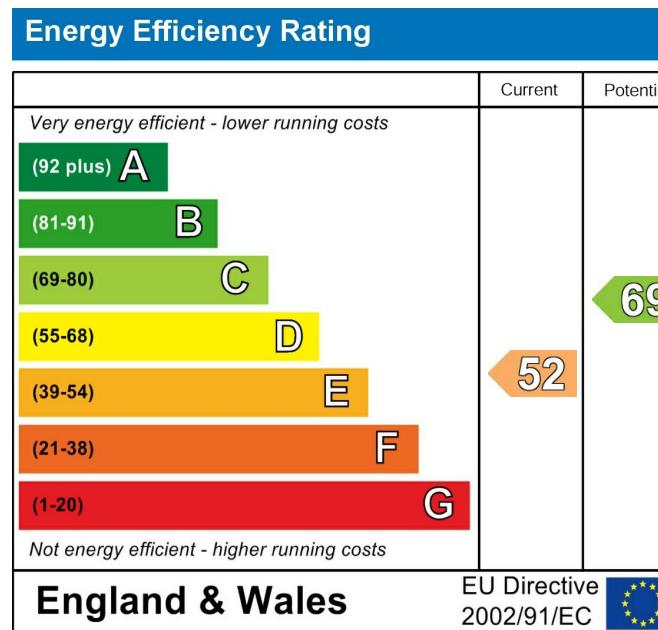
#### MORTGAGE FACILITIES

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.**

#### 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.



