



**HUNTERS**<sup>®</sup>  
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46 Smithy Wood Crescent, Woodseats, Sheffield, S8 0NT

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£180,000

Nestled in the charming area of Smithy Wood Crescent, Woodseats, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a low-maintenance home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

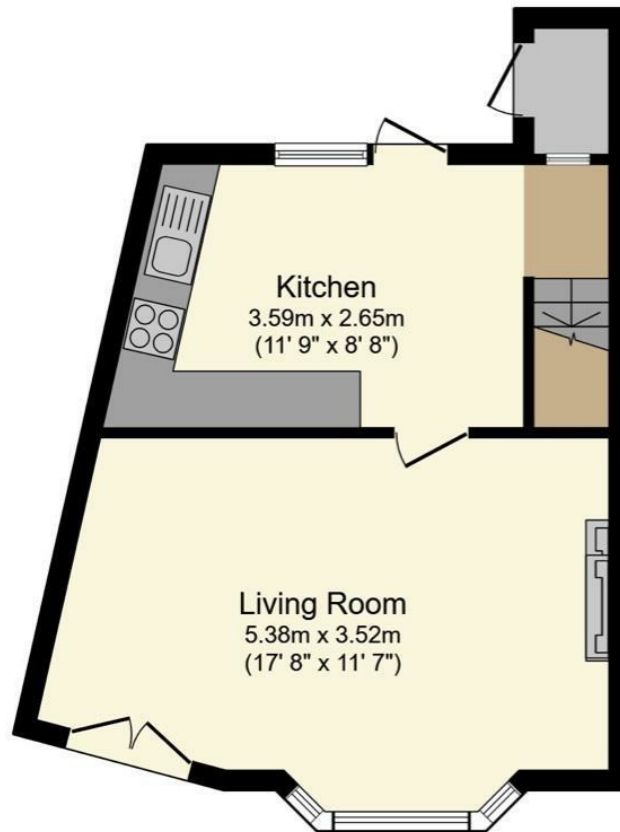
Upon entering, you are welcomed into an inviting open plan living room, perfect for entertaining guests or enjoying quiet evenings at home. The layout flows seamlessly into a functional kitchen, which is complemented by a separate utility room, offering additional storage and convenience for your household needs.

One of the standout features of this property is the low maintenance garden, which is designed for ease of care, allowing you to enjoy outdoor space without the burden of extensive upkeep. The garden also benefits from a no-through access, ensuring a peaceful and private environment. Additionally, the undercroft storage provides practical space for your belongings, keeping your living areas clutter-free.

With no onward chain, this home is ready for you to move in without delay, making it an ideal choice for those looking to settle in quickly. This property combines comfort, practicality, and a desirable location, making it a must-see for anyone in search of their next home in Sheffield.

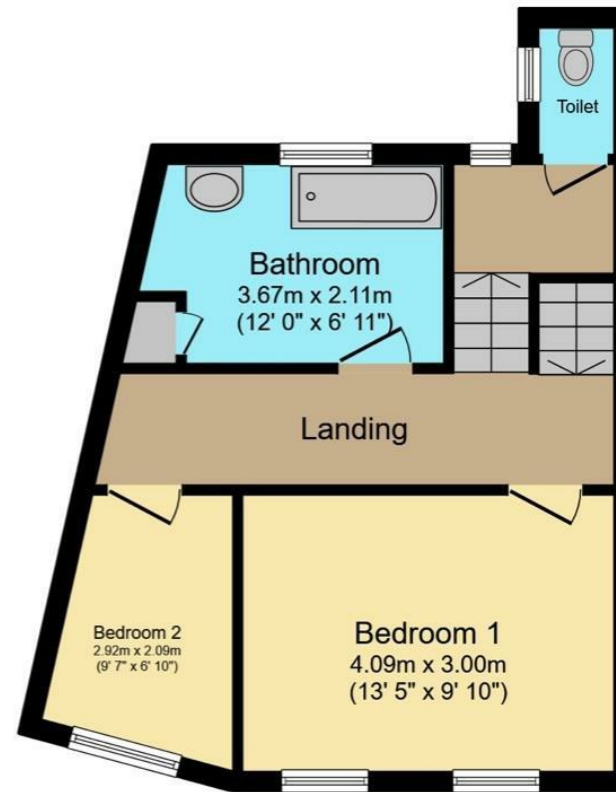
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
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### Ground Floor

Floor area 36.4 m<sup>2</sup> (392 sq.ft.) approx

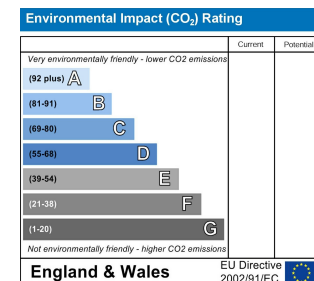
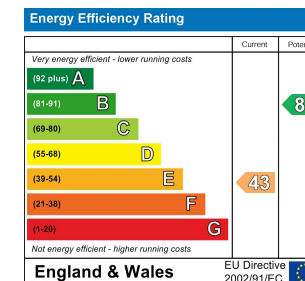


### First Floor

Floor area 35.6 m<sup>2</sup> (383 sq.ft.) approx

Total floor area 72.0 m<sup>2</sup> (775 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)



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is Freehold.

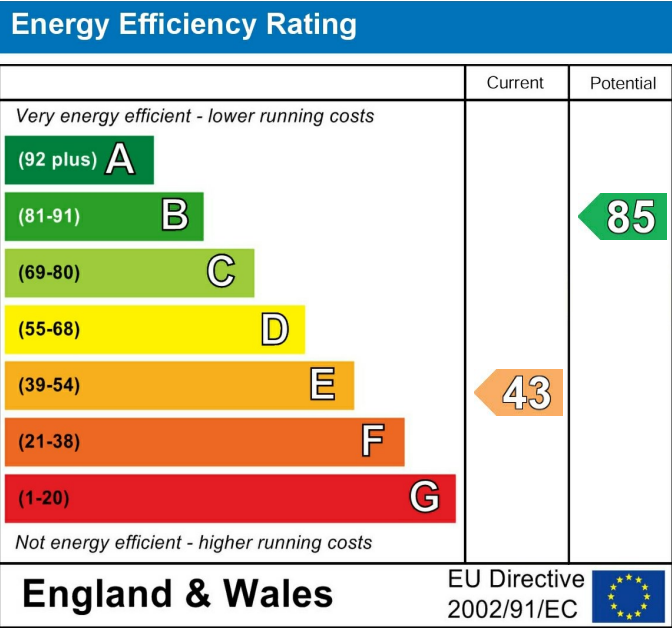
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.















