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75 Nettleham Road, Woodseats, Sheffield, S8 8SW

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£200,000

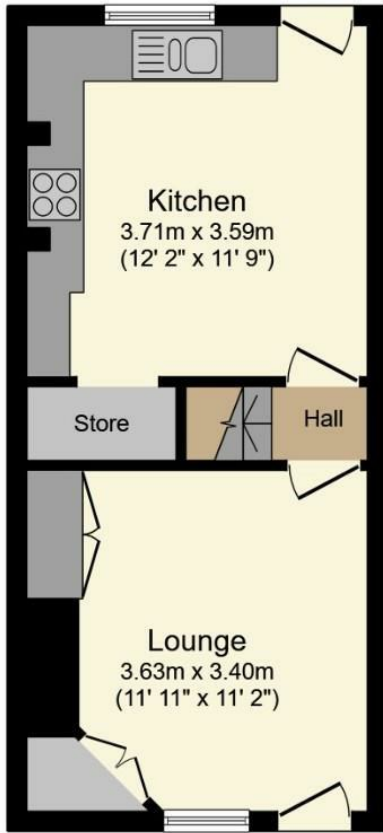
Nestled on the charming Nettleham Road in Woodseats, this tastefully decorated mid-terrace house offers a delightful blend of modern living and character. With two bedrooms and a versatile occasional loft room, which is currently utilised as a studio, this property presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home.

As you enter, you are greeted by a welcoming living room that showcases the beauty of exposed pine wood floors, adding warmth and character to the space. The fitted kitchen is a true highlight, featuring matching wall and base units, complemented by a striking exposed chimney breast that serves as a focal point. This kitchen is not only functional but also a lovely space for culinary creativity.

The occasional loft room offers stunning views across the city, making it an ideal retreat for relaxation or a productive workspace. The property also boasts a well-maintained enclosed garden, perfect for outdoor entertaining or simply enjoying the fresh air. The garden features a decked seating area and raised beds, providing a lovely setting for gardening enthusiasts or those who appreciate a tranquil outdoor space.

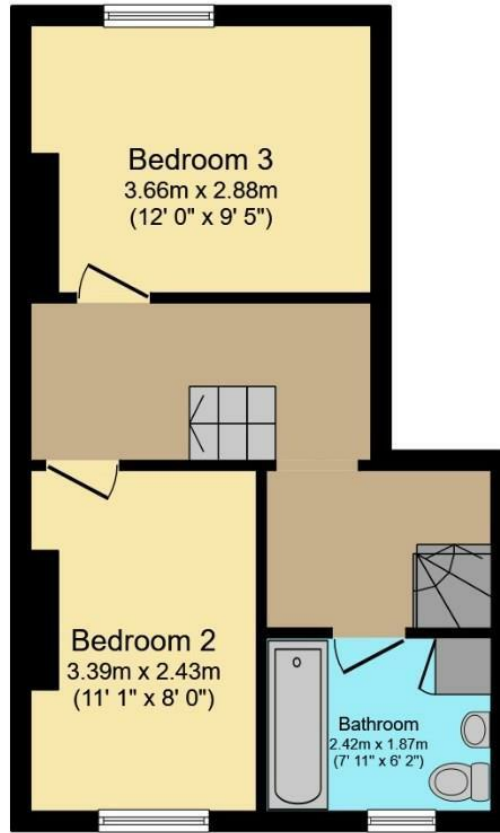
This mid-terrace house is not just a home; it is a lifestyle choice, offering comfort, style, and a sense of community in a sought-after location. With its tasteful decor and thoughtful design, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

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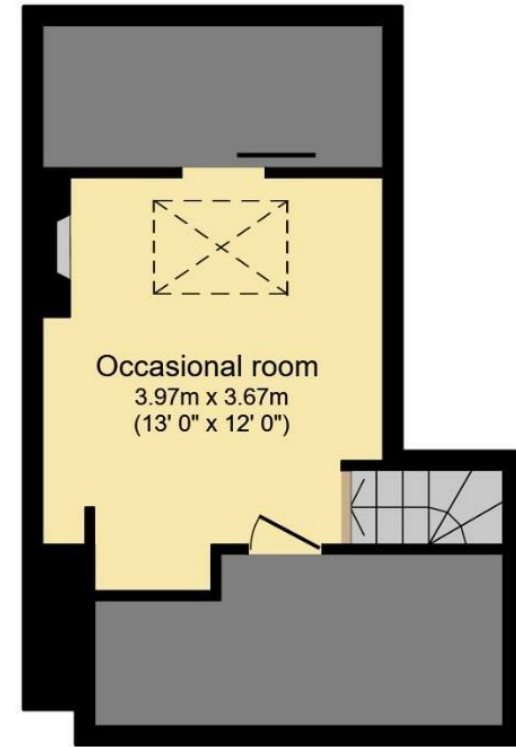
Ground Floor

Floor area 30.9 sq.m. (333 sq.ft.)



First Floor

Floor area 35.7 sq.m. (384 sq.ft.)

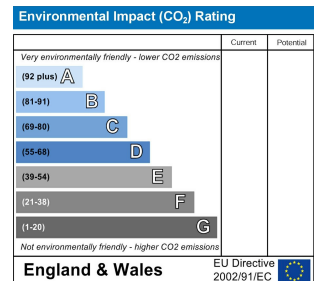
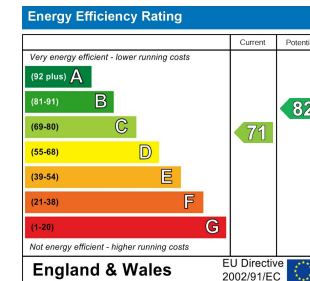


Second Floor

Floor area 17.8 sq.m. (192 sq.ft.)

Total floor area: 84.4 sq.m. (909 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



General Remarks

TENURE

This property is long Leasehold with a term of 800 years from 01/08/1904 at a ground rent of £1.50 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

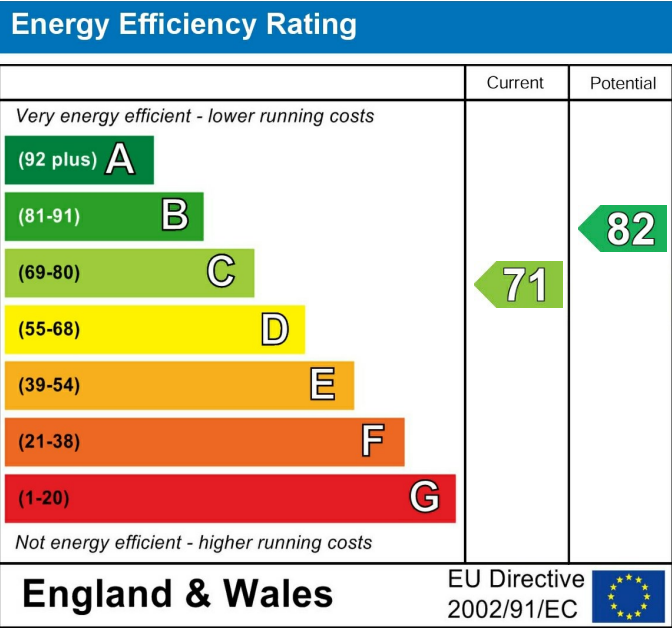
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.

