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57 Nettleham Road, Woodseats, Sheffield, S8 8SW



# 57 Nettleham Road, Woodseats, Sheffield, S8 8SW

## Asking Price £170,000

Hunters Woodseats are pleased to market this stunning, two double bedroom mid terrace house located in the popular residential area of Woodseats. The property which is available with no onward chain and early completion briefly comprises; front living room, inner lobby with stairs to the first floor and the dining kitchen to the rear having access down to the cellar in the basement. The modern kitchen itself has an 'L' shaped worktop with matching wall and base units along with an integrated oven and companion hob. To the first floor is the landing, two double bedrooms with the master having a feature part panelled wall. The modern, four piece bathroom has a white suite of bath, wash hand basin, w.c. and walk in shower. Externally the property has a small front fore garden whilst a shared passageway leads to the rear landscaped garden with decked patio, pebbled area and two brick built outside stores.

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 800 years from 1904 at a ground rent of £5 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

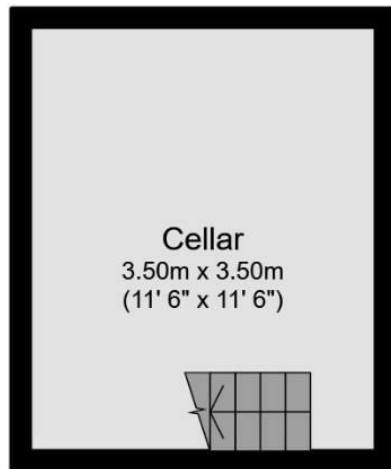
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

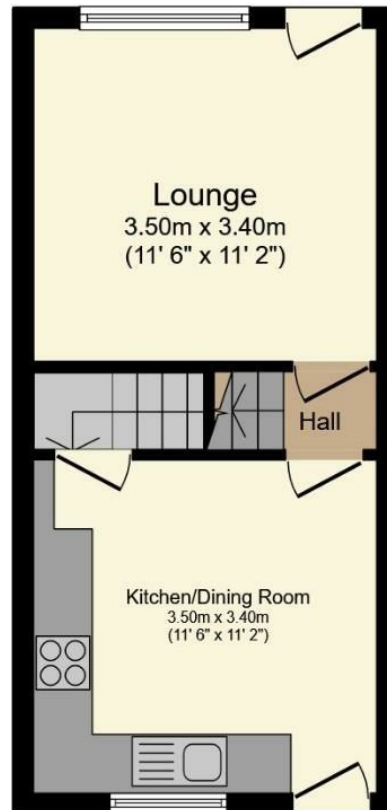
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

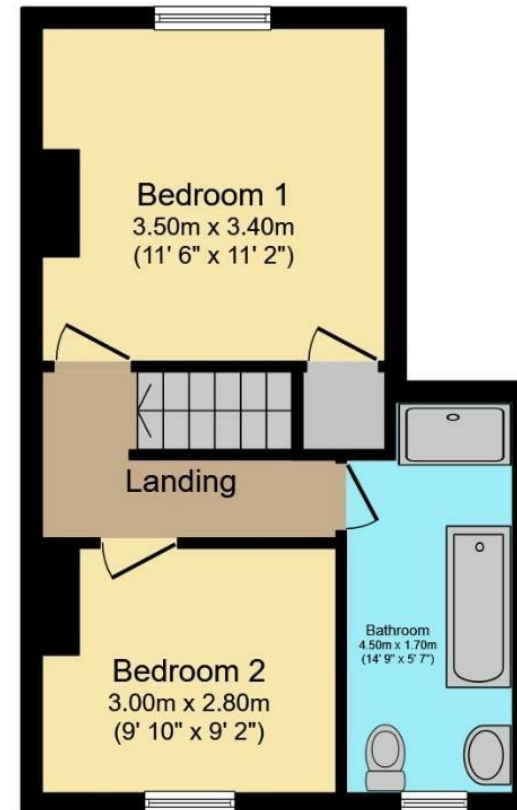
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sheffieldwoodseats@hunters.com | www.hunters.com



**Cellar**



**Ground Floor**

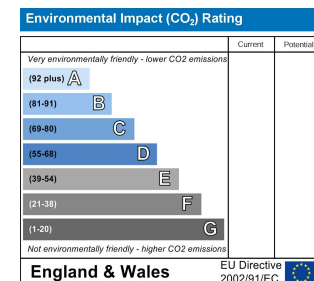
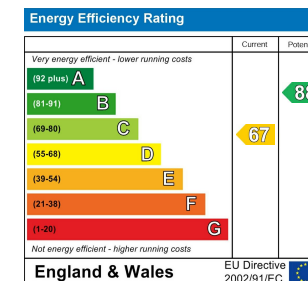


**First Floor**

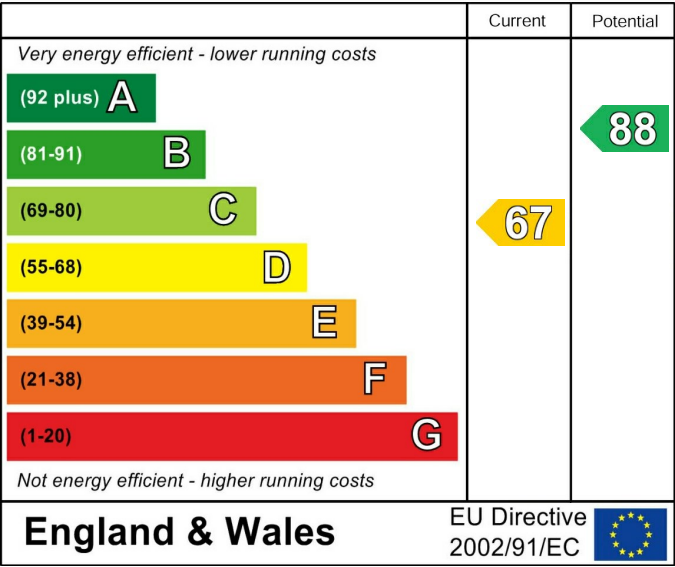
Total floor area 74.8 sq.m. (805 sq.ft.) approx

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



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.















