



**HUNTERS**  
FOR SALE

**HUNTERS®**  
HERE TO GET *you* THERE

42 Cawthorne Close, Sheffield, S8 0NA

# 42 Cawthorne Close, Sheffield, S8 0NA

## Asking Price £210,000

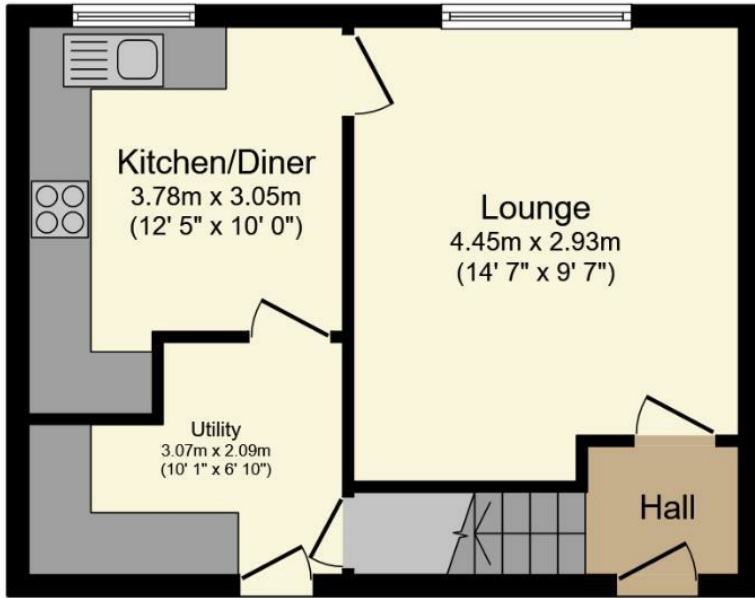
Nestled in the charming neighbourhood of Woodseats, Sheffield, this delightful three-bedroom mid-terrace house on Cawthorne Close offers a perfect blend of modern living and serene surroundings. The property boasts a contemporary kitchen, thoughtfully designed to meet the needs of today's lifestyle, making it an ideal space for both cooking and entertaining.

The modern bathroom complements the home's stylish aesthetic, providing a comfortable and inviting atmosphere. Each of the three bedrooms is well-proportioned, offering ample space for relaxation and personalisation, whether for a growing family or for those seeking a home office.

One of the standout features of this property is its picturesque view overlooking Barbers Field, providing a tranquil backdrop for everyday life. This green space is perfect for leisurely strolls or enjoying the outdoors, enhancing the overall appeal of the location.

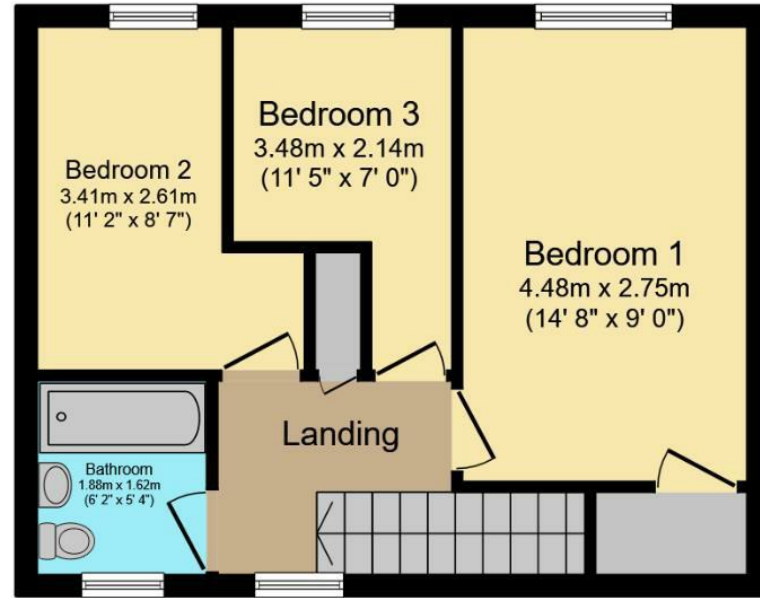
Cawthorne Close is conveniently situated, offering easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This home presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your own.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



### Ground Floor

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

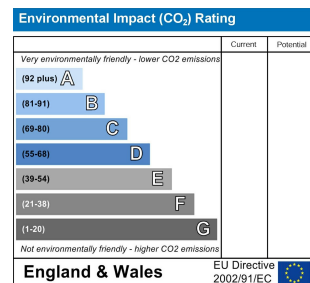
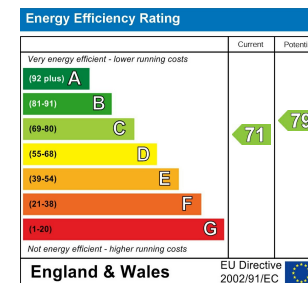


### First Floor

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

**Total floor area: 72.6 sq.m. (782 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](http://www.Propertybox.io)



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is Freehold.

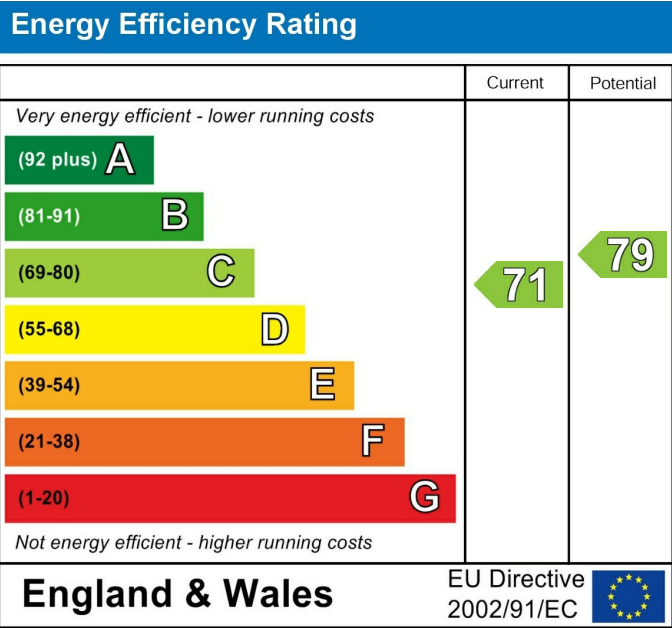
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.**

**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 £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 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.

