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49 Woodseats House Road, Woodseats, Sheffield, S8 8QF

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£260,000

In the heart of Woodseats, this charming three-bedroom mid-terrace house, offers a delightful blend of period features and modern living. The property boasts a striking bay window that enhances its character and fills the living spaces with natural light.

Upon entering, you are greeted by a fabulous open-plan dining kitchen, perfect for both entertaining and family gatherings. The dining area provides convenient access to a cellar in the basement, offering additional storage or potential for further development.

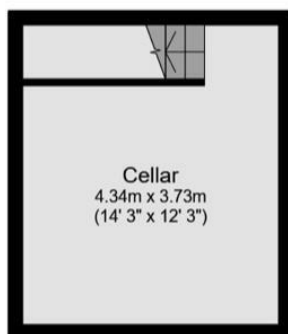
The modern fitted shower room adds a contemporary touch, ensuring comfort and convenience for all residents.

The property also features an open, level terrace garden, providing a lovely outdoor space to relax and enjoy the fresh air. This garden is ideal for those who appreciate a bit of greenery without the burden of extensive maintenance.

Situated in a superb location, this home is at the centre of Woodseats, a vibrant area known for its local amenities, shops, and eateries. The community atmosphere and accessibility to public transport make it an excellent choice for families and professionals alike.

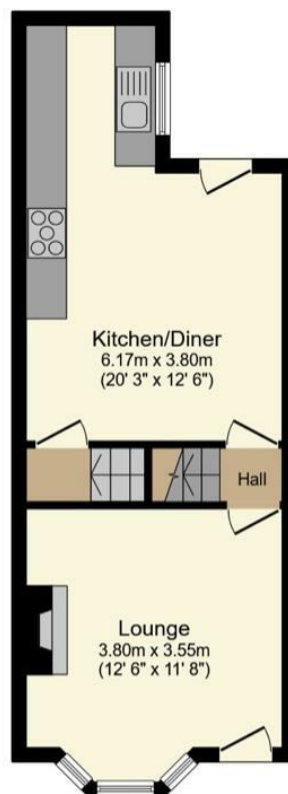
This mid-terrace house is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in one of Sheffield's most sought-after neighbourhoods. Whether you are looking to make it your family home or an investment property, this residence promises comfort, style, and convenience.

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Cellar

Floor area 16.9 sq.m. (182 sq.ft.) approx



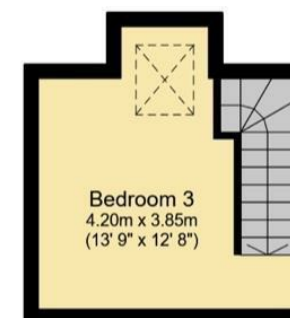
Ground Floor

Floor area 37.4 sq.m. (402 sq.ft.) approx



First Floor

Floor area 32.4 sq.m. (349 sq.ft.) approx

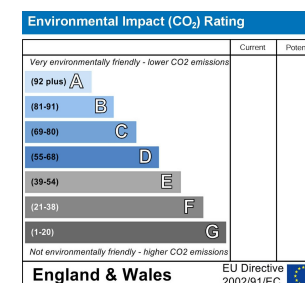
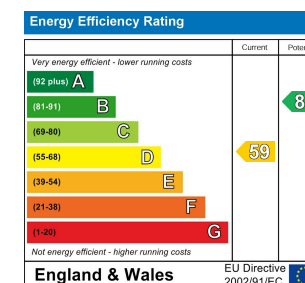


Second Floor

Floor area 14.0 sq.m. (151 sq.ft.) approx

Total floor area 100.7 sq.m. (1,084 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



GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29/09/1905 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 B.

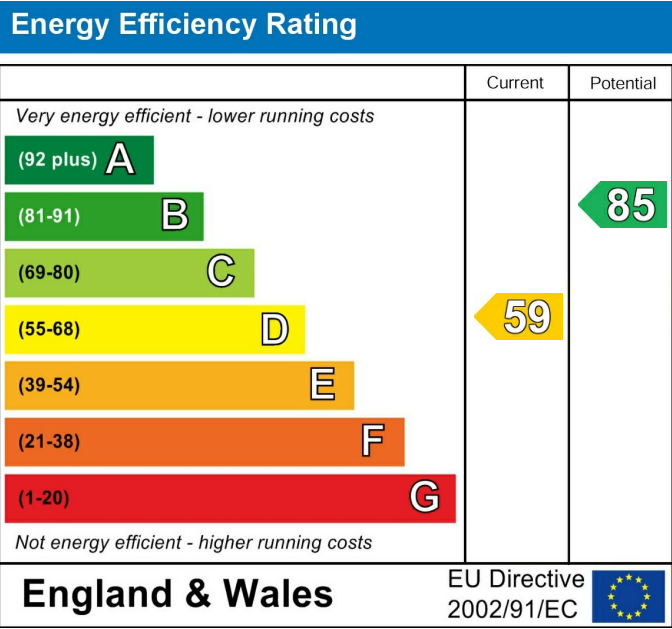
VACANT POSSESSION

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.



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.

