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77 The Dale, Woodseats, Sheffield, S8 0PS



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By Auction £96,000

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £96,000\* BIDDING CLOSES 12 FEBRUARY 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS\*

Situated in the heart of Woodseats, Sheffield, this purpose-built apartment offers a delightful living experience. Located on The Dale, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking an investment property.

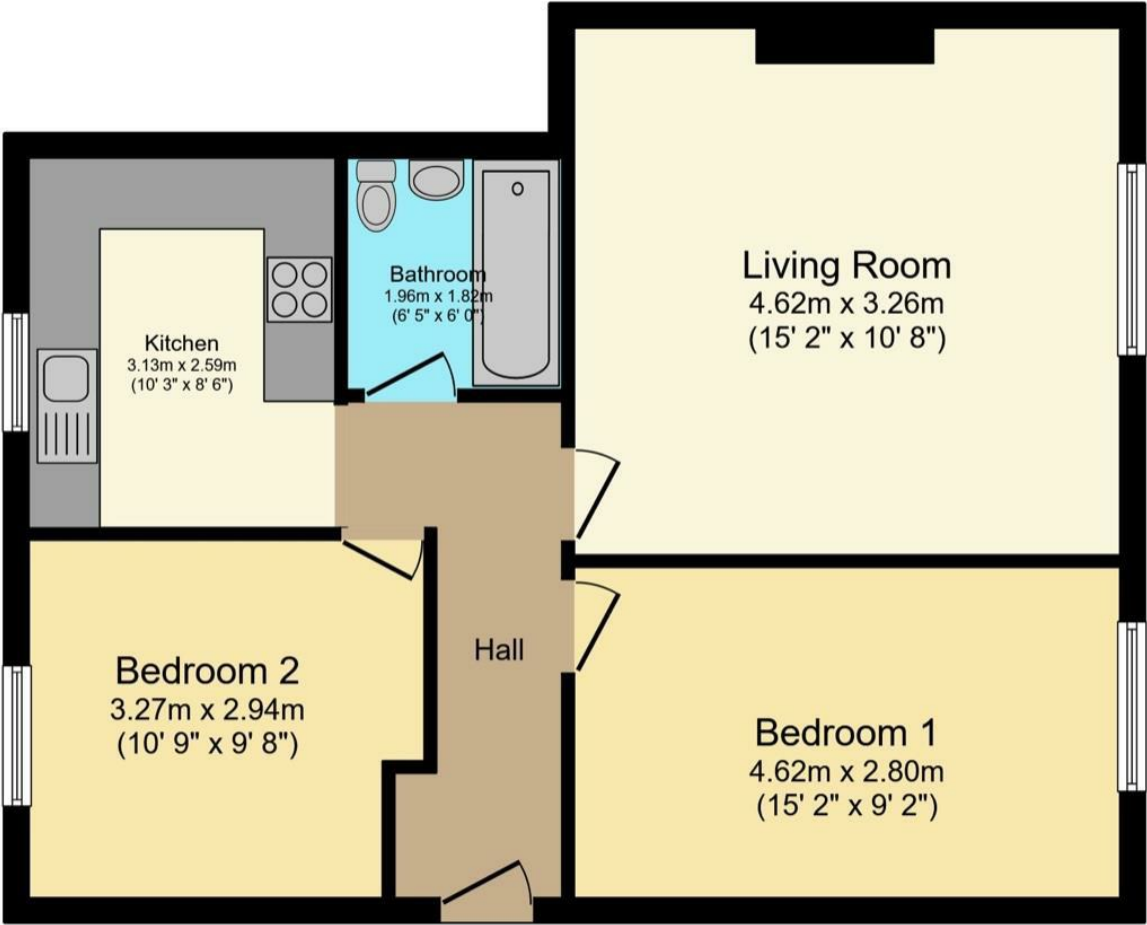
Upon entering, you will find a separate living room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen, also separate, is designed for practicality and ease of use, allowing for enjoyable meal preparation. The white bathroom is both stylish and functional, catering to your everyday needs.

One of the standout features of this apartment is the shared communal space, which fosters a sense of community among residents. This area is perfect for socialising or simply enjoying the outdoors without the need for extensive maintenance.

Additionally, the property is offered with no onward chain, ensuring a smooth and straightforward purchasing process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay.

In summary, this two-bedroom apartment in Woodseats presents an excellent opportunity for those seeking a comfortable and convenient living space in a desirable location. With its separate living areas, communal space, and the benefit of no onward chain, this property is well worth considering for your next home.

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Total floor area 62.9 m<sup>2</sup> (677 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is long Leasehold with a term of 999 years from 01/02/1988 at a ground rent of £20 per annum.

**SERVICE CHARGE**  
There is insurance payable of £288.49 per annum.

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

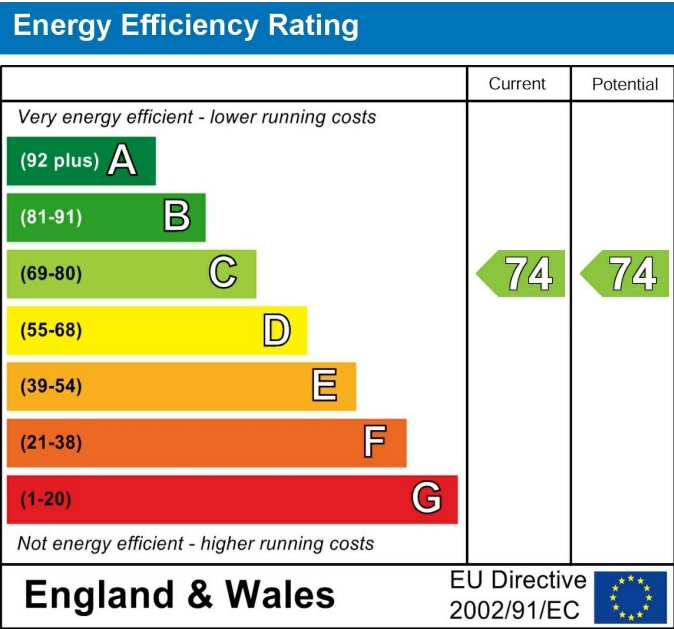
**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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.















