



Cawthorne Grove, Sheffield

- THREE BEDROOMS
- RIASED POSITION
- TIERED GARDEN
- ENERGY PERFORMANCE RATING D
- OPEN PLAN DINING KITCHEN
- MODERN SHOWER ROOM
- NO ONWARD CHAIN

Asking Price £190,000

HUNTERS®
HERE TO GET *you* THERE

Cawthorne Grove, Sheffield

DESCRIPTION

Hunters of Woodseats are pleased to market this three bedroom semi detached house located in the popular area of Woodseats. The property which would benefit from a scheme of modernisation and available with no onward chain briefly comprises; entrance hall, bay windowed living room with open access through to a dining kitchen having shelving along with matching wall and base units. To the first floor is the landing, three bedrooms and modern shower room. Externally the property has a dry stone walled path leading to the front door. To the rear is a patio area with steps leading up to a further level making it an ideal area for alfresco dining.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 25 December 1932.

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

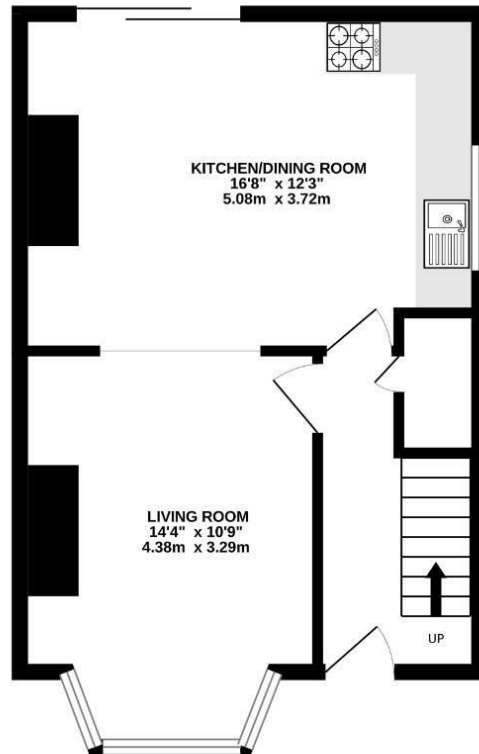
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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

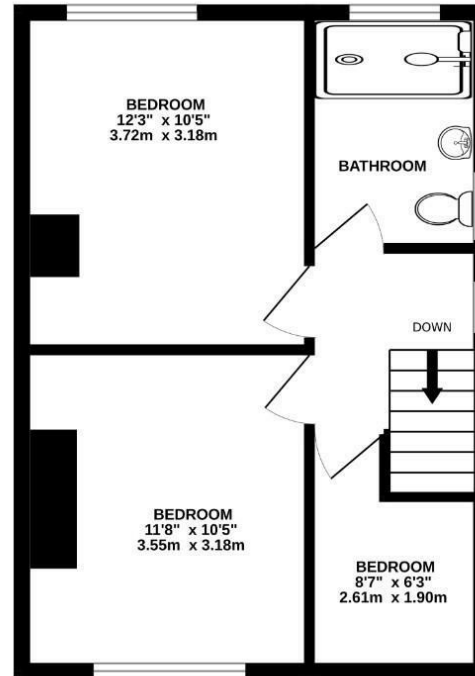




GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.

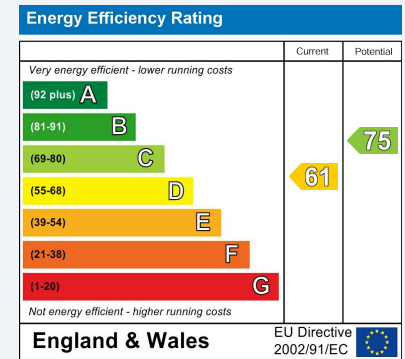


TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

764 Chesterfield Road, Woodseats, S8 0SE
Tel: 0114 258 0111 Email:
sheffieldwoodseats@hunters.com <https://www.hunters.com>



HUNTERS®
HERE TO GET *you* THERE