



HUNTERS®
HERE TO GET *you* THERE

5 Broxholme Road, Woodseats, Sheffield, S8 8TA

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Asking Price £220,000

Hunters Woodseats are pleased to present to market this three bedroom (two doubles & one single) semi detached house benefiting from space over the passageway and off shot kitchen. The property, which is well presented throughout briefly comprises; side entrance lobby with stairs to the first floor, front facing living room with feature fireplace. To the rear is an excellent open planing through dining kitchen space with the kitchen having a range of matching wall and base units whilst the dining area has stairs down to a cellar in the basement. To the first floor is the landing, two double bedrooms and a further single bedroom which is currently used as a dressing room. The bathroom has a four piece white suite with both a bath and walk in shower finished with subway style tiles. Externally the property has a front fore garden whilst to the rear is a level low maintenance garden being an ideal space for alfresco dining.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29th September 1908 at a ground rent of £3 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

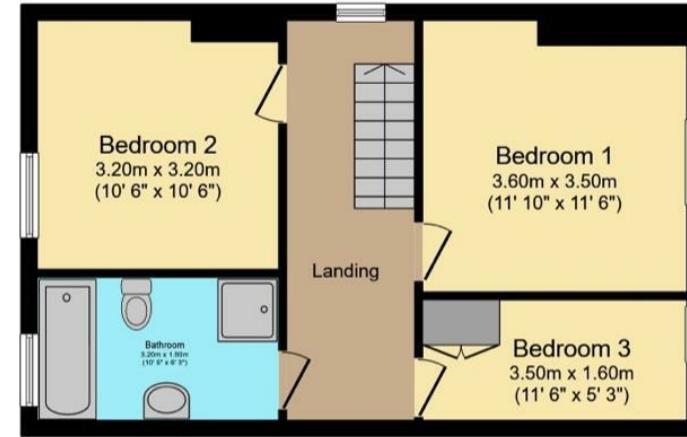
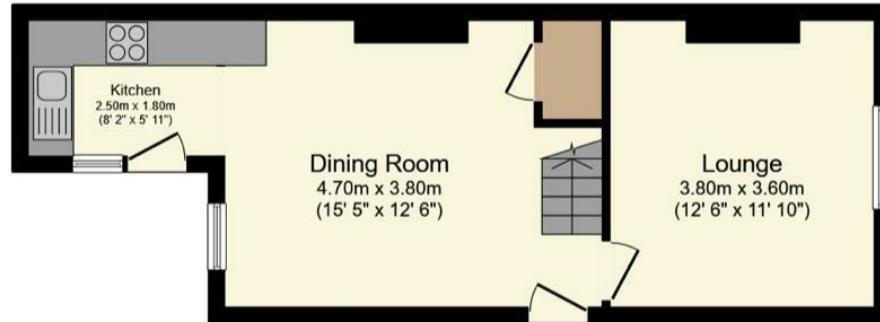
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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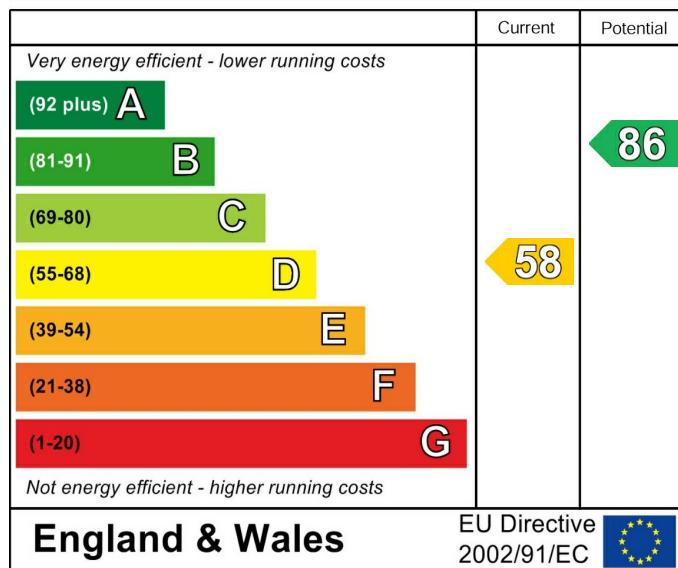
Total floor area 82.9 sq.m. (893 sq.ft.) approx

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

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.

