

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

91 Cartmell Road, Sheffield, S8 0NH

£175,000

Property Images





## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

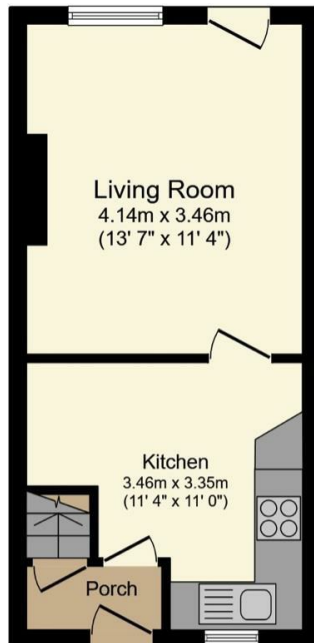
## Property Images





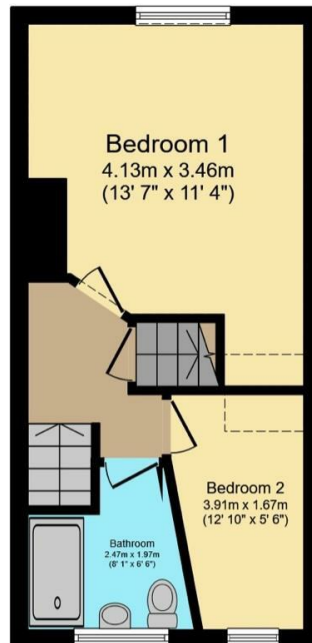
# HUNTERS®

HERE TO GET *you* THERE



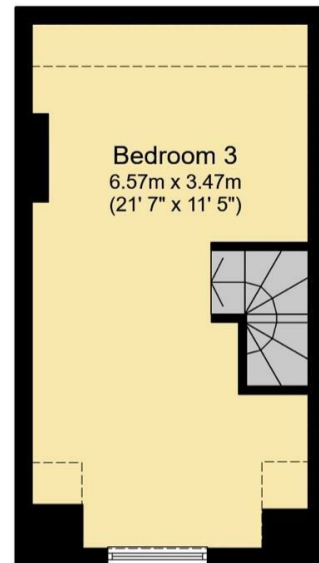
**Ground Floor**

Floor area 26.3 sq.m. (283 sq.ft.)



**First Floor**

Floor area 26.2 sq.m. (282 sq.ft.)



**Second Floor**

Floor area 22.7 sq.m. (245 sq.ft.)

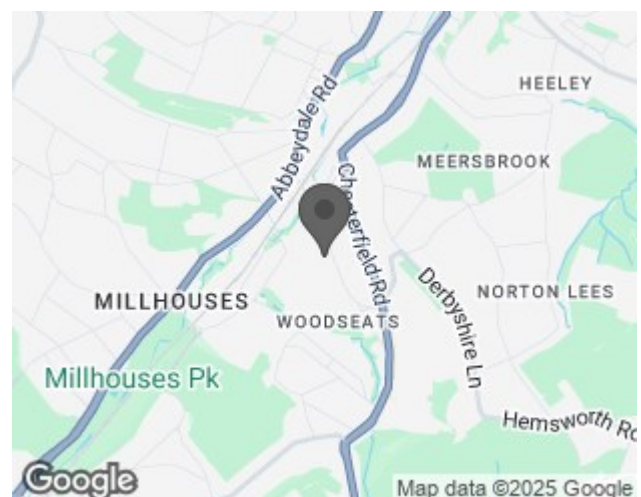
Total floor area: 75.2 sq.m. (810 sq.ft.)

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)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>86</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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the sought-after residential area of Woodseats, this charming three-bedroom mid-terrace house on Cartmell Road presents an excellent opportunity for first-time buyers and investors alike. Available with no onward chain, this property invites you to make it your own.

Upon entering, you are greeted by a welcoming front living room, perfect for relaxation and entertaining. The rear dining kitchen is a delightful space, featuring a trap door that provides access to the cellar, offering additional storage or potential for further development subject to planning and building control. Adjacent to the kitchen, a rear entrance porch leads to the stairs that ascend to the first floor.

The first floor comprises a landing that connects two bedrooms and a family bathroom, ensuring convenience for daily living. A further dormer bedroom is located on the second floor, providing a versatile space that could serve as a guest room, home office, or play area.

Externally, the property boasts a charming end terrace garden, which benefits from no through access, ensuring a peaceful outdoor space. Additionally, an original brick-built outside store adds character and practicality, perfect for garden tools or outdoor equipment.

This property is brimming with potential and is ideally situated to take advantage of the local amenities, parks, and transport links that Woodseats has to offer. Whether you are looking to invest or create a family home, this mid-terrace house is a fantastic choice. Do not miss the chance to view this delightful property and envision the possibilities it holds.

## Features

- Three bedrooms • Popular location • Ideal for first time buyers or investors • End terrace garden with no through access • No onward chain • Energy Performance Rating D