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23 Athol Road, Woodseats, Sheffield, S8 0PA

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£200,000

Nestled on the charming Athol Road in Woodseats, this delightful mid terrace house offers a perfect blend of comfort and modern living. The property features three well-proportioned bedrooms, making it an ideal choice for first-time buyers and young families alike.

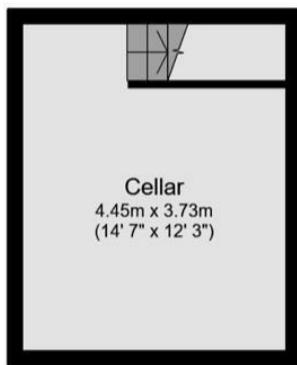
Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the dining kitchen, with the dining room stepping up into a contemporary off-shot kitchen, designed for both functionality and style - there is access to the cellar in the basement off the dining room.

To the first floor are bedrooms no.1 and 2 with the modern bathroom boasting a pristine white suite, complete with a walk-in shower, ensuring a refreshing start to your day. To the second floor is a further double bedroom having a rear Velux window light and exposed roof timbers.

Outside, the property features a low-maintenance garden, thoughtfully designed for ease of care. The paved seating area is perfect for enjoying al fresco dining or simply unwinding in the fresh air, while steps lead up to a raised decked area, offering a lovely spot for quiet moments.

Situated in a popular location, this home is well-connected to local amenities and transport links, making it a convenient choice for those looking to settle in a vibrant community. With its neutral decor and practical layout, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this charming home that perfectly caters to modern family life.

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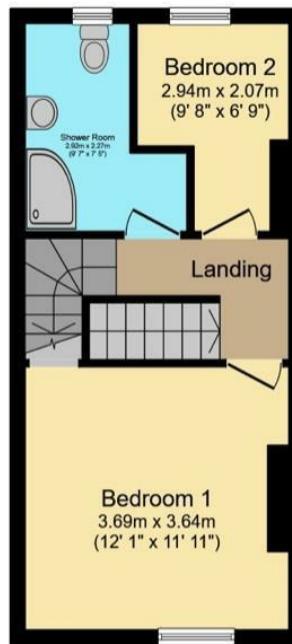
Cellar

Floor area 17.0 sq.m. (183 sq.ft.) approx



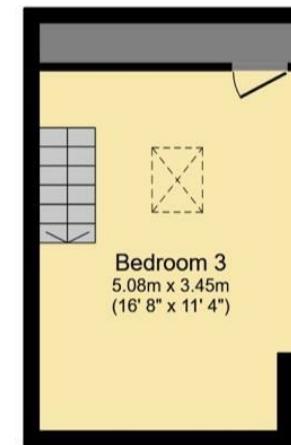
Ground Floor

Floor area 35.0 sq.m. (377 sq.ft.) approx



First Floor

Floor area 31.5 sq.m. (339 sq.ft.) approx



Second Floor

Floor area 19.1 sq.m. (205 sq.ft.) approx

Total floor area 102.6 sq.m. (1,104 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		

General Remarks

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29th March 1901 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 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

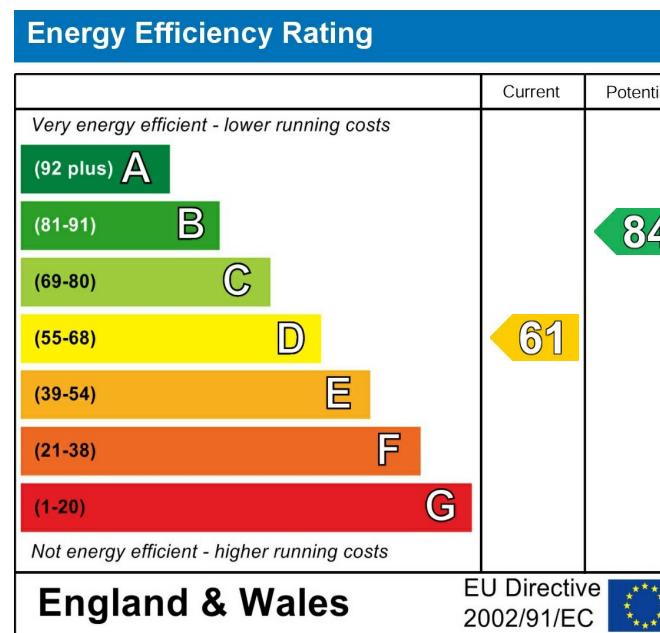
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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.

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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.



