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32 Woodland Drive, Charnock, Sheffield, S12 3HW

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£250,000

Nestled at the head of a cul-de-sac on Woodland Drive, Sheffield, this charming three-bedroom, bay windowed, semi-detached house offers a perfect blend of comfort and modern living. The property boasts an inviting bay window that enhances the character of the home while allowing free flowing living through the living and dining room. This layout is ideal for both relaxation and entertaining, providing a warm and welcoming atmosphere for family and friends. The separate kitchen has a range of matching base units, pantry and a side door to the garden.

To the first floor is the landing, three bedrooms with the front looking down the cul-de-sac with the third overlooking the garden along with a combined modern bathroom.

Situated on a corner plot, the house features a level garden that presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues. The driveway adds convenience, allowing for off-street parking along with a detached garage.

With no onward chain, this property is ready for you to move in and make it your own without the hassle of a lengthy chain. This home is perfect for families or anyone looking to enjoy a peaceful yet vibrant community.

## GENERAL REMARKS

## TENURE

This property is long Leasehold with a term of 800 years from 25th March 1954 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 C.

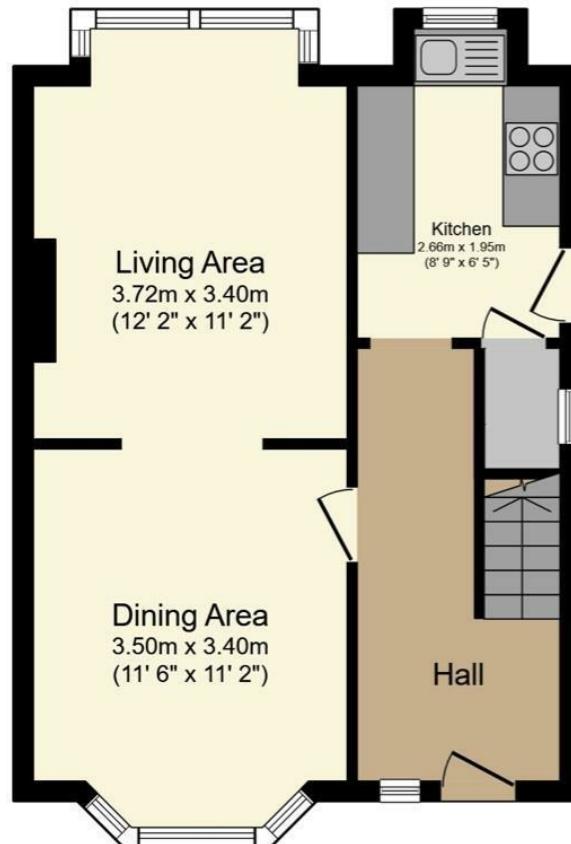
## VACANT POSSESSION

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

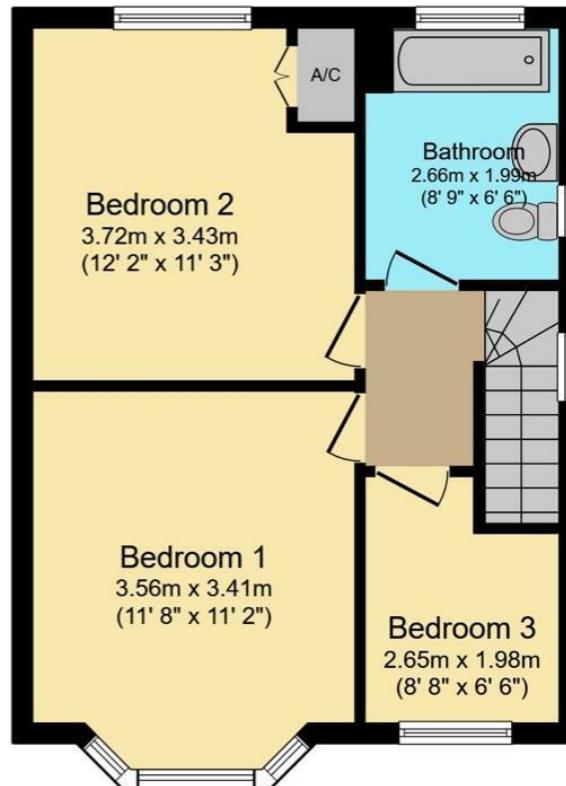
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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## Ground Floor

Floor area 43.4 m<sup>2</sup> (468 sq.ft.) approx



## First Floor

Floor area 41.5 m<sup>2</sup> (447 sq.ft.) approx

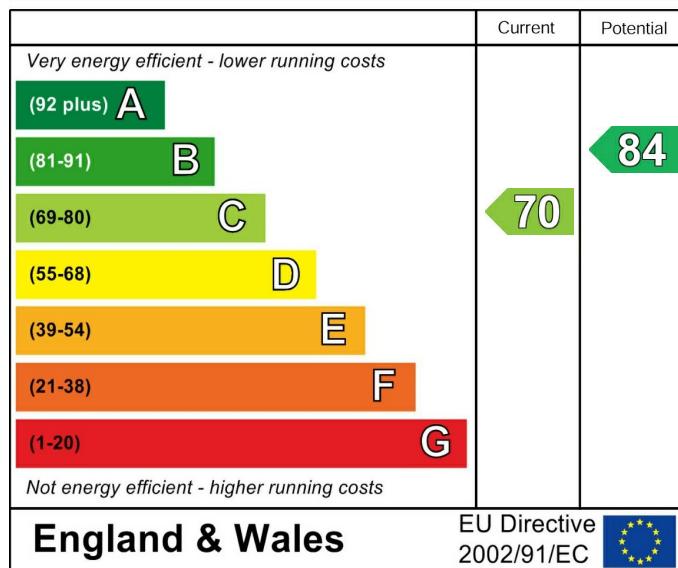
Total floor area 85.0 m<sup>2</sup> (915 sq.ft.) approx

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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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## 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.









