



## Burcot Road, Sheffield

- THREE DOUBLE BEDROOMS
- RAISED POSITION
- DOUBLE OFF-SHOT
- NO ONWARD CHAIN
- WOULD BENEFIT FROM MODERNISATION
- GREAT LOCATION
- PRIVATE GARDEN
- ENERGY PERFORMANCE RATING E

**Asking Price £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Burcot Road, Sheffield

## DESCRIPTION

Hunters Woodseats are delighted to market this larger than average three double bedroom, bay windowed mid terrace house located in the highly sought after area of Meersbrook. The property which is one road away from Meersbrook Park is available with no onward chain and briefly comprises; side entrance lobby with stairs to to the first floor, a bay windowed living room to the front with a dining room to the rear having stairs down to a cellar. An off shot kitchen has a range of wall and base units and has a wall mounted gas fired boiler. To the first floor is an open landing with storage, two double bedrooms and an off shot bathroom. To the second floor is a further fantastic bedroom with ensuite w.c. Externally the property has a raised fore-garden whilst to the rear is a pleasant and private garden with lawn and mature shrubs.

## GENERAL REMARKS

### TENURE

This property is Freehold.

### 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.

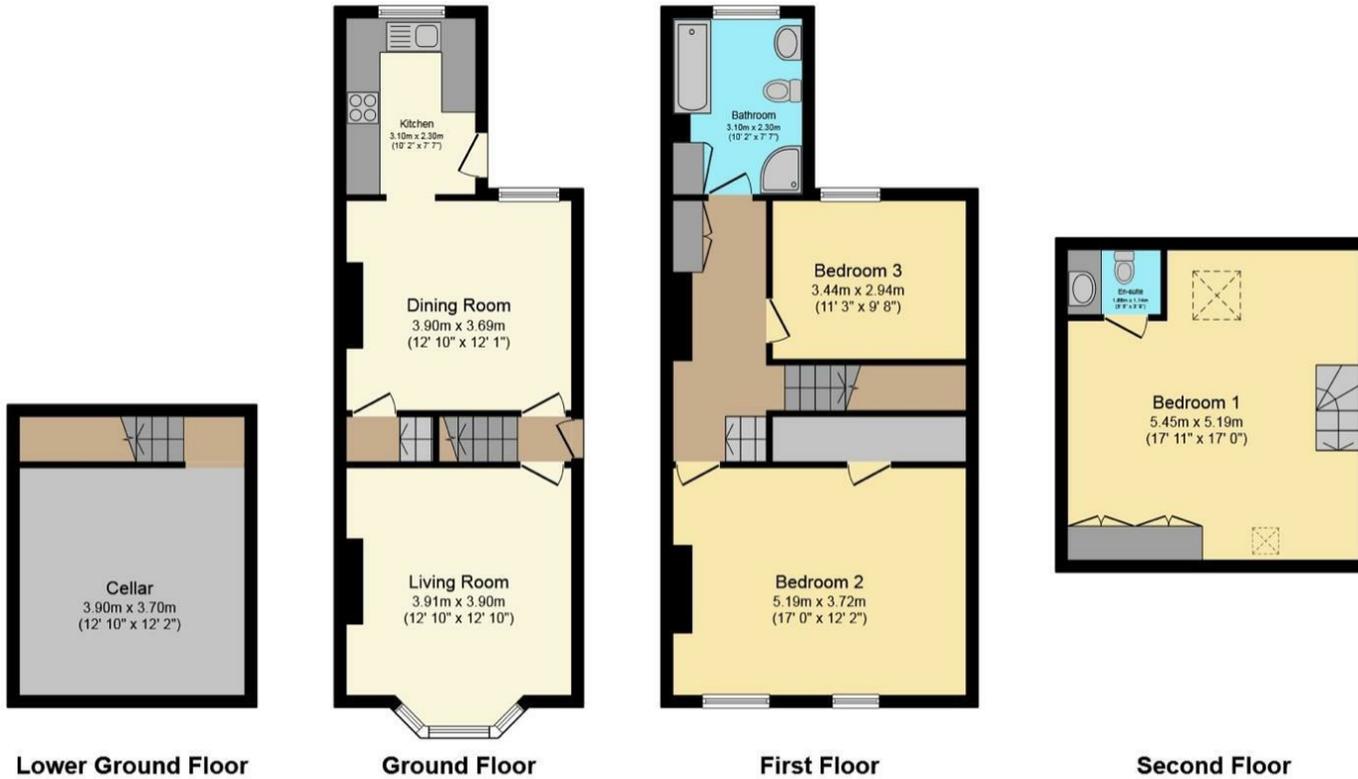
### MORTGAGE FACILITIES

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.**







Total floor area 143.5 sq.m. (1,545 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)

## 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](mailto:sheffieldwoodseats@hunters.com) <https://www.hunters.com>



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

# HUNTERS®

HERE TO GET *you* THERE