



Wath Road, Sheffield

- THREE BEDROOMS
- CELLAR TO THE BASEMENT
- YARD TO THE REAR
- NO ONWARD CHAIN
- TWO OFF SHOT BATHROOMS
- FRONT BEDROOM OVER THE PASSAGEWAY
- GOOD LOCATION
- ENERGY PERFORMANCE RATING F

Guide Price £200,000

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HERE TO GET *you* THERE

Wath Road, Sheffield

DESCRIPTION

Hunters Woodseats are delighted to market this three bedroom, two bathroom, bay windowed mid terrace house. The property which is available with no onward chain briefly comprises a side entrance lobby with stairs to the first floor, a front facing living room with bay window and feature fire place with a dining kitchen to the rear having an original alcove cupboard, exposed brick chimney breast and stairs down to a cellar in the basement. There is a rear entrance lobby with access to a bathroom/w.c. To the first floor is the landing two double bedrooms with the rear having an ensuite bathroom with a further double bedroom to the second floor having builtin storage and a rear Velux style roof light. Externally the property has a front fore garden and a typical rear terrace garden.

GENERAL REMARKS

TENURE

The 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.

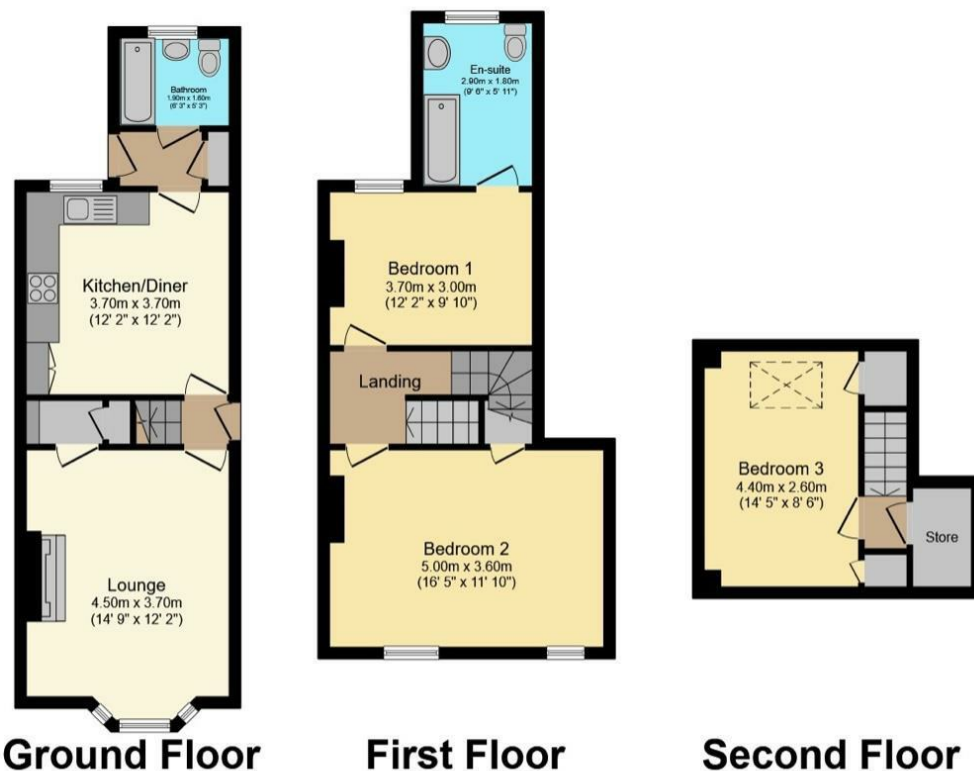
MORTGAGE FACILITIES

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 99.9 sq.m. (1,075 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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Viewing

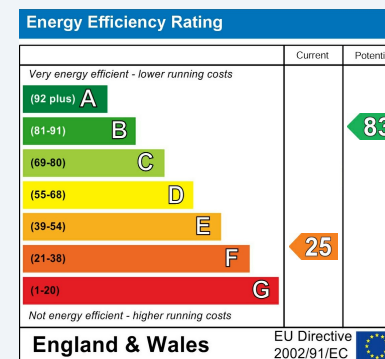
Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

764 Chesterfield Road, Woodseats, S8 0SE
Tel: 0114 258 0111 Email: sheffieldwoodseats@hunters.com <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.



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.

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