



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

Flat 75 The Dale, Woodseats, Sheffield, S8 0PS

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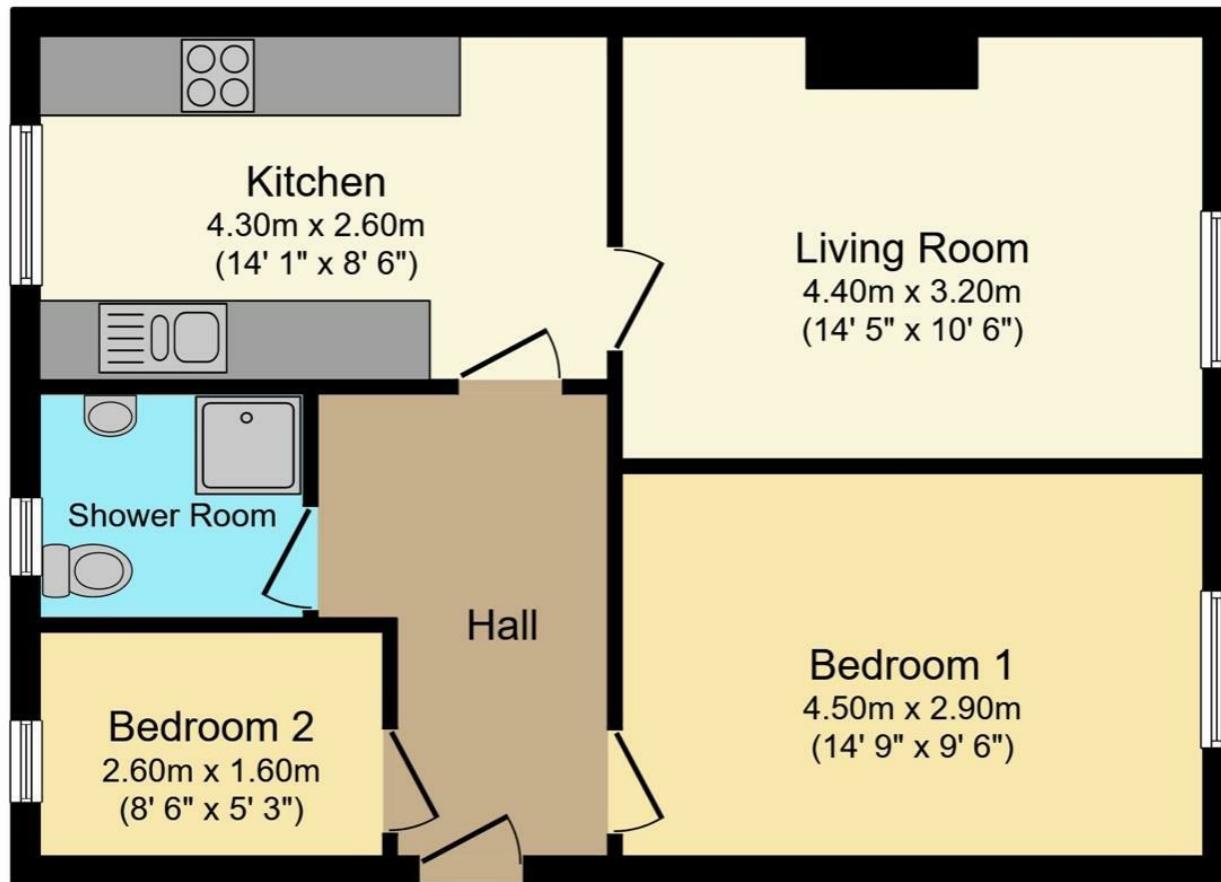
Guide Price £140,000

GUIDE PRICE £140K-£150K Welcome to this charming two-bedroom flat located in the heart of Woodseats, Sheffield. The apartment which is accessed across a roof terraced from The Dale features an entrance hall with doors leading to bedroom no.1 and bedroom no.2, the modern shower room and the dining kitchen. The kitchen has a window to the rear and a door leading to the separate living area which overlooks Chesterfield Road.

Situated in the centre of Woodseats, you'll have easy access to local amenities, shops, and restaurants, making it a convenient location for your daily needs. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this flat offers a comfortable and practical living space.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the warmth and charm this property has to offer.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
[sheffieldwoodseats@hunters.com](mailto:sheffieldwoodseats@hunters.com) | [www.hunters.com](http://www.hunters.com)



Total floor area 54.6 m<sup>2</sup> (587 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	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
				EU Directive 2002/91/EC	
England & Wales			England & Wales		

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 999 years from 1st March 1987 at a ground rent of £20 per annum.

### SERVICE CHARGE

There is a service charge payable of £288.49 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.

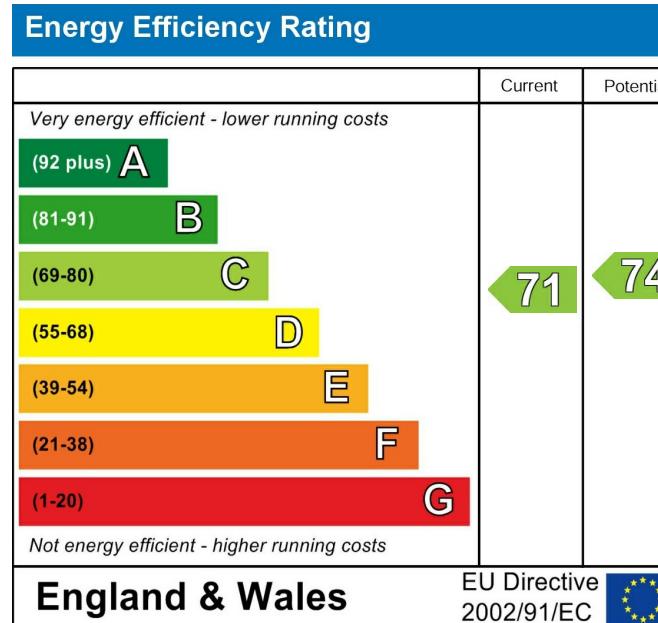
### MORTGAGE FACILITIES

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.



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.

