



Booker Road, Sheffield

- NO UPPER CHAIN
- GARAGE
- NEWLY FITTED KITCHEN
- PRIVATE REAR GARDEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM

£240,000

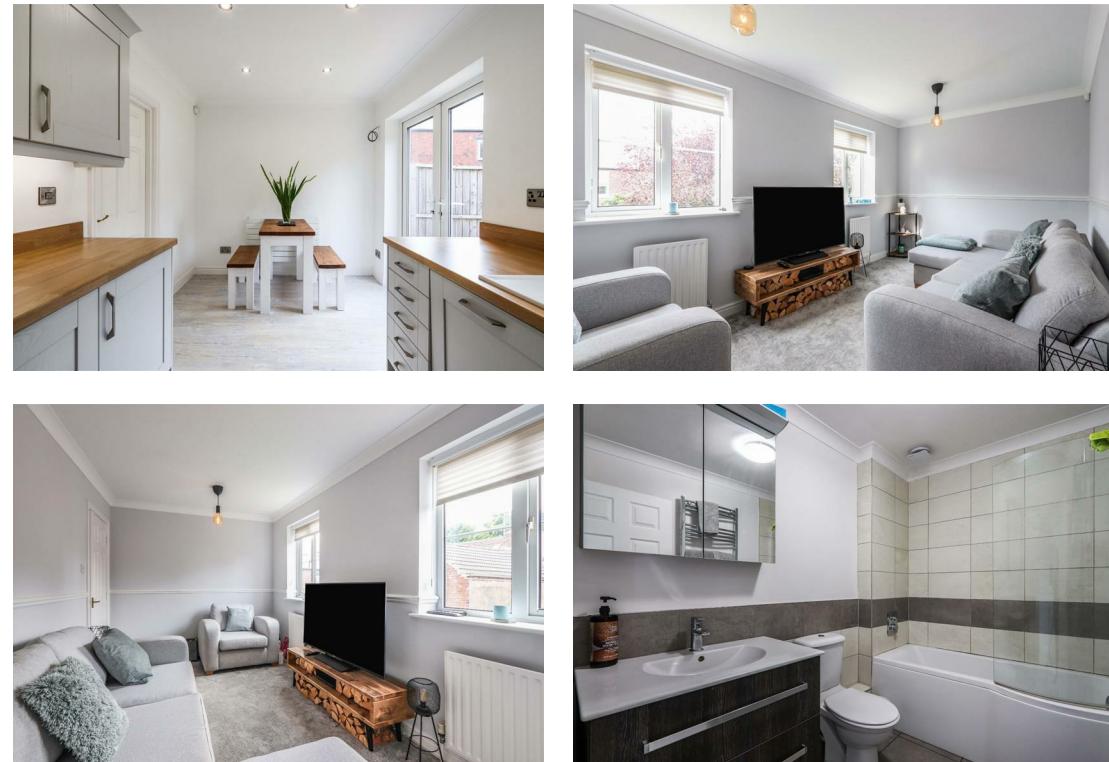
HUNTERS®

HERE TO GET *you* THERE

Booker Road, Sheffield

DESCRIPTION

Hunters at Woodseats are delighted to offer this two double bedroom town house with living space on three floors having the advantage of no upper chain. The property is situated in the extremely popular area of Woodseats having excellent amenities and benefiting from gas central heating and double glazing. The accommodation comprises:- Entrance door to hallway with stairs rising to the first floor, to the rear on the ground floor is the newly installed kitchen having a range of modern wall and base units incorporating the built in oven, hob and extractor together with integrated dishwasher and fridge. Patio doors open to the rear garden with patio area, level garden with artificial grass and borders with shrubs. Rear access to the side of the properties. First floor having rear living room with windows overlooking the garden. Modern bathroom. To the front is a double bedroom. Second floor, having a further double bedroom with fitted furniture.



GENERAL REMARKS

TENURE

We understand the property is Freehold.

RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

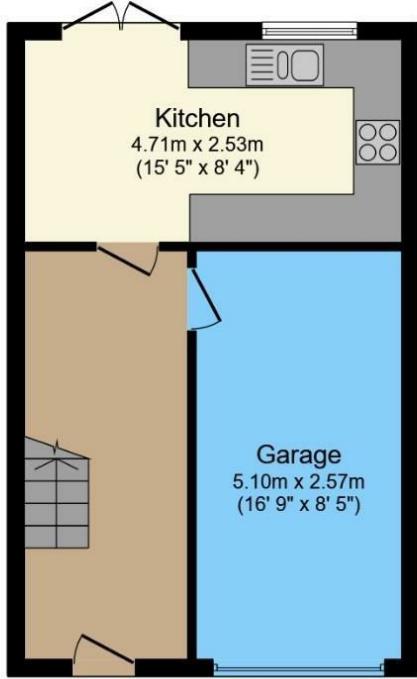
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

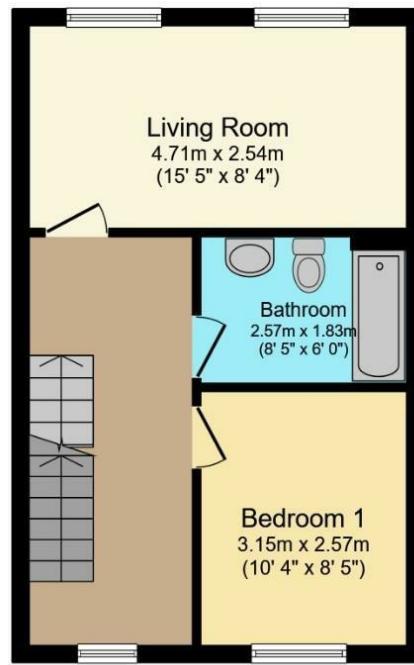
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT





Ground Floor



First Floor



Second Floor

Total floor area 92.6 sq.m. (997 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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