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FOR SALE
MORTGAGE & FINANCE

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53 Wellcarr Road, Woodseats, Sheffield, S8 8QP

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Asking Price £275,000

An extended two double bedroom semi detached house located in the highly popular residential area of Woodseats. The extended accommodation is an ideal property for couples and young families together with those looking to downsize. The property briefly comprises; entrance hall with a door to the living room and study. The living room has windows to both the front and rear and leads to an internal lobby with stairs to the first floor, through the lobby is a bay windowed dining kitchen with the dining area to the front and the modern fitted kitchen to the rear. The kitchen has a matching range of wall and base units in a 'U' shape together with an integrated oven and hob. There is an under stairs cupboard and a door from the kitchen to access the garden. To the first floor is the landing, two double bedrooms and modern bathroom. A pull down ladder on the landing is used to access an occasional loft room which has a boarded floor, power and light.

Externally the property has off road parking to the front for two cars whilst to the rear is a tiered garden with steps running from the lower level to an upper seating area with half being decked. There are views from the deck and front windows over the valley beyond.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 200 Years From 25 March 1963 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 B.

VACANT POSSESSION

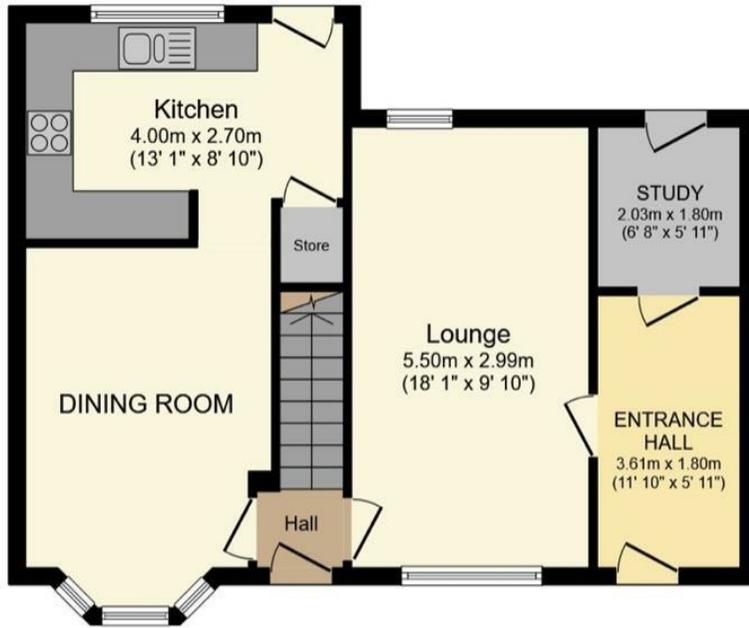
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

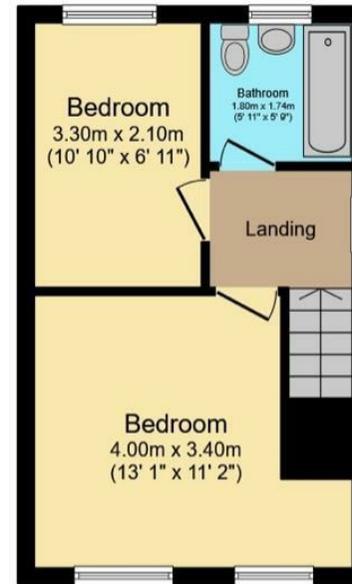
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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



First Floor

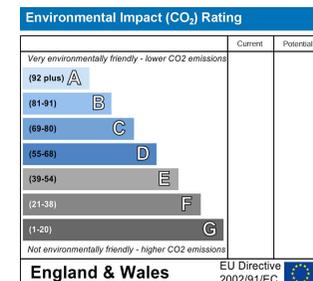
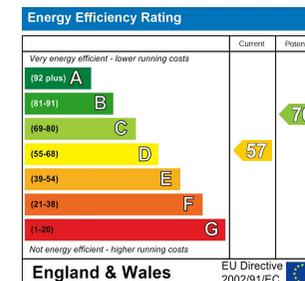


Second Floor

Total floor area 95.9 m² (1,032 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.







