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77 Helmlton Road, Woodseats, Sheffield, S8 8QL

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Asking Price £260,000

An extended, two double bedroom semi detached house situated within the heart of Woodseats. This well presented property has accommodation over three levels and briefly comprises; entrance lobby with stairs to the first floor, neutrally decorated living room to the front and an open plan dining kitchen to the rear with the kitchen having a range of matching wall and base units along with enjoying views over the garden and down the valley.

To the first floor is the landing with pull down loft ladder access to the occasional loft room. There are the two double bedrooms and modern family bathroom.

Externally the property has block paved off road parking to the front with a timber worksop to the side of the property providing excellent storage or craft space. To the rear is a delightful level and enclosed garden with decked seating area and lawn making it an ideal outdoor area.

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

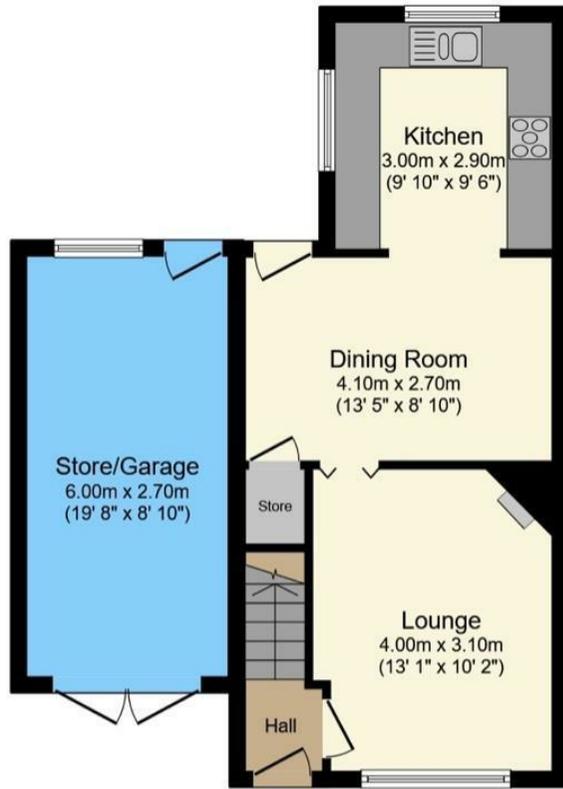
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

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

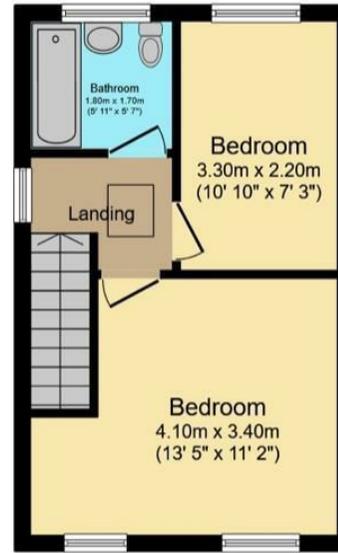
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Ground Floor

Floor area 53.1 sq.m. (572 sq.ft.) approx



First Floor

Floor area 27.9 sq.m. (300 sq.ft.) approx



Second Floor

Floor area 13.8 sq.m. (148 sq.ft.) approx

Total floor area 94.7 sq.m. (1,020 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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.





