



**HUNTERS**<sup>®</sup>  
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12 Helmtan Road, Woodseats, Sheffield, S8 8QJ

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Asking Price £240,000

Hunters Woodseats are pleased to present Helmton Road in the charming area of Woodseats, Sheffield. This delightful mid-terrace house presents a fantastic opportunity for first-time buyers and is offered to the market with no onward chain.

The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property benefits from an off-shot kitchen, allowing for a more spacious kitchen/dining room, creating an ideal setting for both everyday living and hosting family and friends.

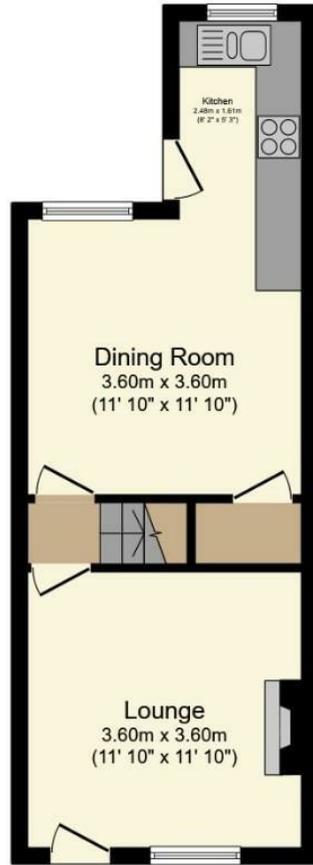
Upstairs, the three well-proportioned bedrooms provide ample accommodation for a growing family or those seeking additional space for guests or a home office.

The luxurious bathroom adds a real touch of elegance, featuring a built-in television positioned above the bath, creating the perfect place to relax and unwind at the end of the day.

The property is situated in a great location, with easy access to local amenities, parks, and excellent transport links, making it ideal for both commuting and leisure.

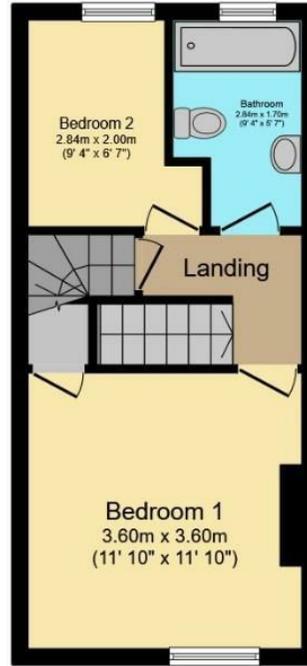
This charming mid-terrace house is not just a home; it is a wonderful opportunity to establish roots in a vibrant community. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

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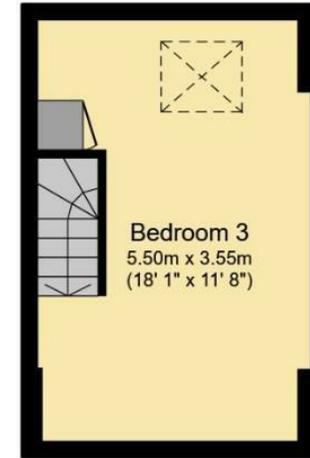
### Ground Floor

Floor area 33.7 sq.m. (362 sq.ft.)



### First Floor

Floor area 29.5 sq.m. (318 sq.ft.)

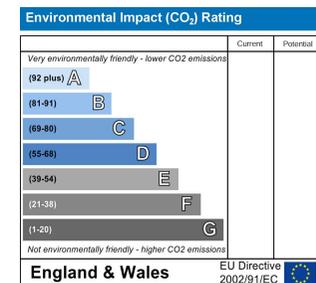
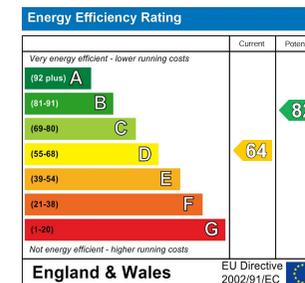


### Second Floor

Floor area 19.8 sq.m. (213 sq.ft.)

Total floor area: 83.0 sq.m. (893 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



**General Remarks**  
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**TENURE**  
This property is long Leasehold with a term of 800 years from 1952 at a ground rent of £2 per annum.

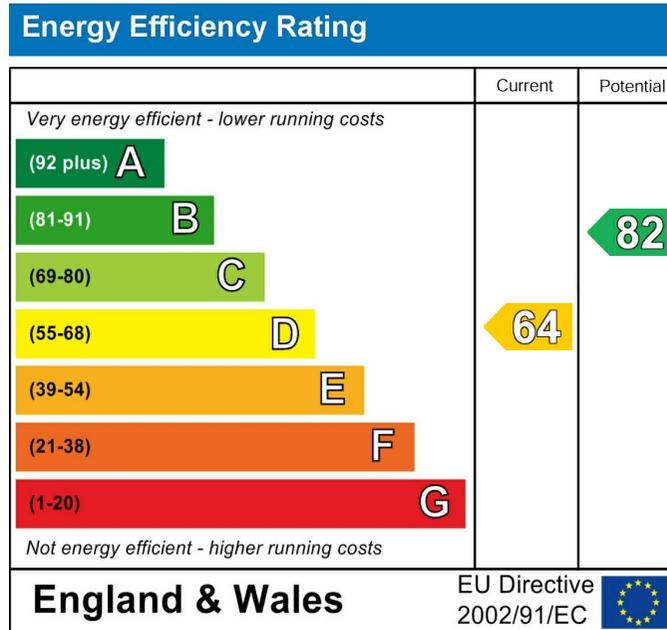
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.**

**Anti Money Laundering**  
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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.



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.





