



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

38 Haughton Road, Sheffield, S8 8QH

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£220,000

SOLD PRIOR TO MARKETING

Located on Haughton Road in the popular area of Woodseats, this well-presented mid-terrace house offers a great mix of modern style and everyday comfort. With three good-sized bedrooms, it's a great fit for families, professionals, or anyone needing a bit more space.

As you step inside, you'll find a bright and welcoming living room – ideal for relaxing or having friends over. The kitchen is modern and well-equipped, and flows nicely, making it a great space for everyday meals or entertaining.

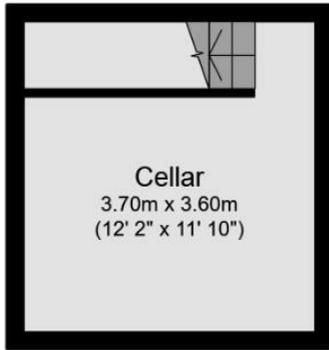
Upstairs, the bathroom has been updated with a modern design and feels fresh and practical. All three bedrooms are light and spacious, giving you flexibility for family, guests, or working from home.

Outside, there's a south-facing garden that's perfect for enjoying sunny days. Whether you're into gardening, barbecuing, or just sitting outside with a book, it's a lovely bonus.

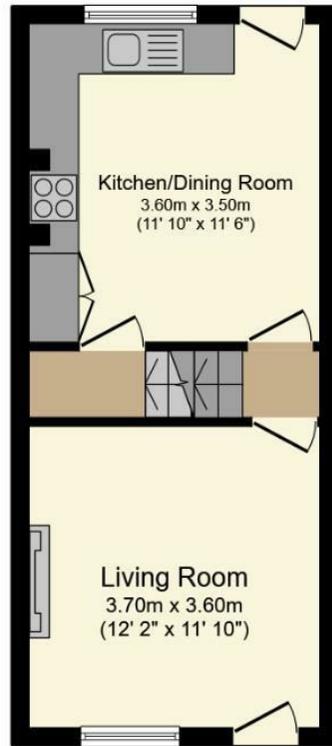
The location is a real plus too – Woodseats has plenty of shops, cafes, parks, and good local schools. Public transport links are nearby, so getting into the city centre or further afield is easy.

All in all, this is a comfortable, move-in-ready home in a friendly and well-connected part of Sheffield.

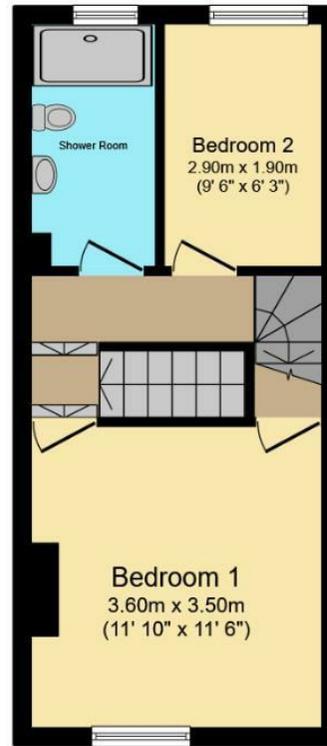
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sheffieldwoodseats@hunters.com | www.hunters.com



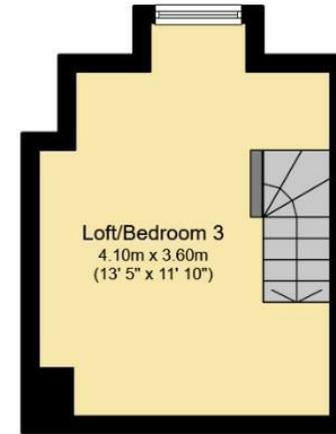
**Cellar**  
Floor area 13.0 sq.m. (139 sq.ft.)



**Ground Floor**  
Floor area 29.4 sq.m. (316 sq.ft.)



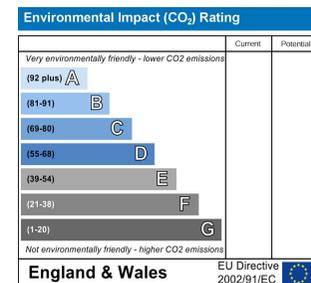
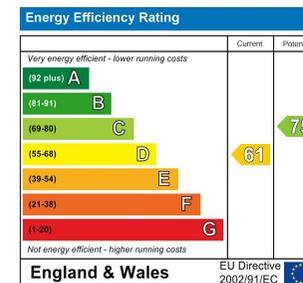
**First Floor**  
Floor area 29.4 sq.m. (316 sq.ft.)



**Second Floor**  
Floor area 14.6 sq.m. (157 sq.ft.)

Total floor area: 86.4 sq.m. (930 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**  
GENERAL REMARKS

**TENURE**  
This property is Freehold.

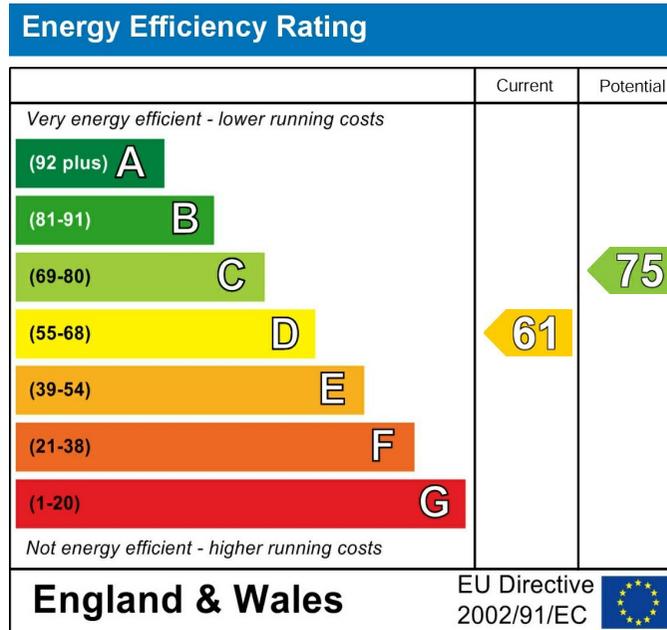
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.**

**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 £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 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.









