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HERE TO GET *you* THERE

5 Helnton Drive, Woodseats, Sheffield, S8 8QN



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£220,000

GUIDE PRICE £220,000 - £230,000

A Three bedroom end town house situated in a raised position where views over the city can be enjoyed. The property is tastefully decorated throughout and would be an ideal purchase for a first time buyer or young family, briefly comprises; entrance lobby with stairs to the first floor, front living room with feature fire place whilst to the rear is an open plan dining kitchen having a range of matching wall and abase units.

To the first floor is the landing, three bedrooms and a modern bathroom with a white suite.

Externally the property has a garden to the front with steps to the side leading to the front door. A path to the side leads to the rear where there is a landscaped tiered garden.

## GENERAL REMARKS

## TENURE

This property is long Leasehold with a term of 200 Years From 25 March 1967 at a ground rent of £34 per annum.

## RATING ASSESSMENT

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

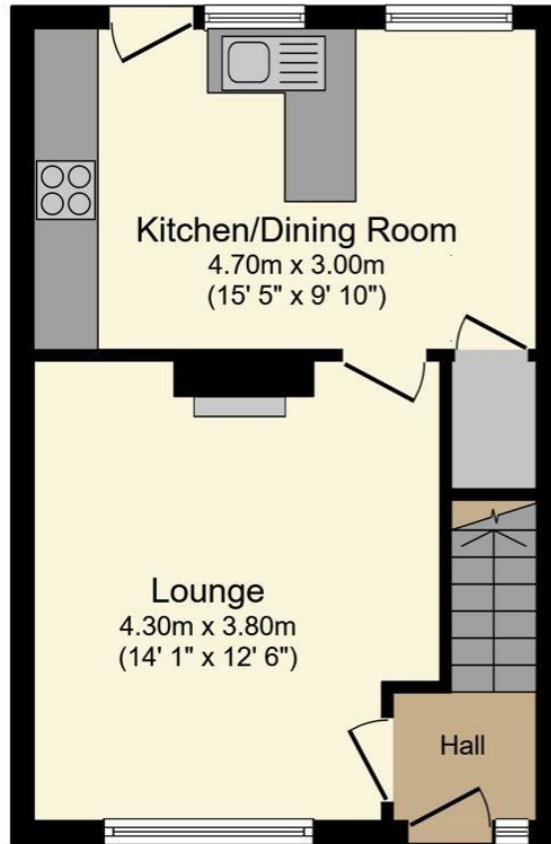
## VACANT POSSESSION

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

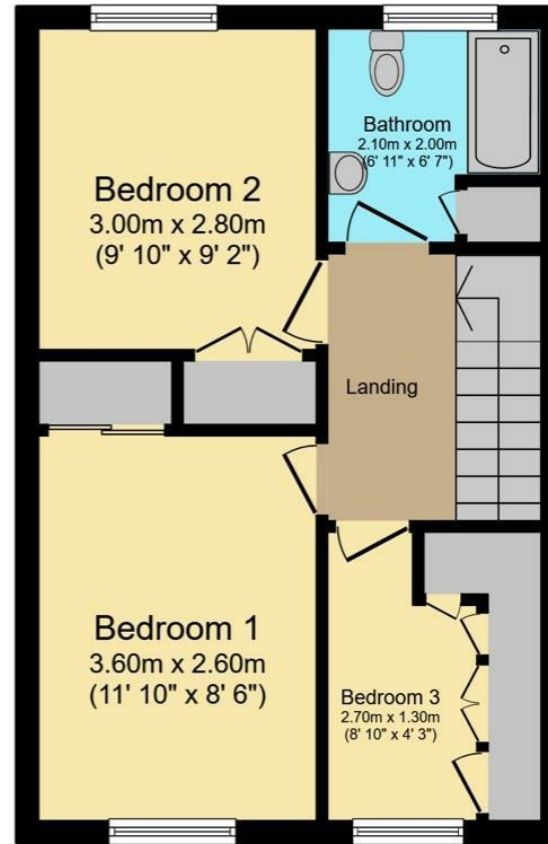
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
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### Ground Floor

Floor area 34.8 m<sup>2</sup> (374 sq.ft.) approx

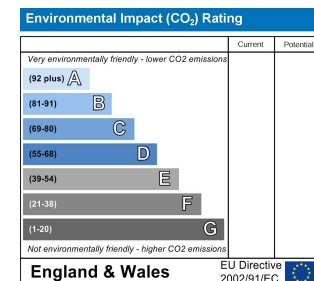
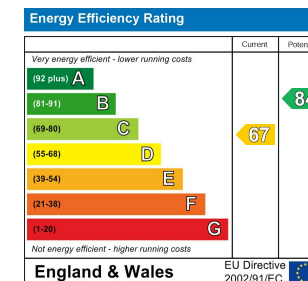


### First Floor


Floor area 34.8 m<sup>2</sup> (374 sq.ft.) approx

Total floor area 69.6 m<sup>2</sup> (749 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](http://www.focalagent.com)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











