



HUNTERS[®]
HERE TO GET *you* THERE

8 Houghton Road, Woodseats, Sheffield, S8 8QH

8 Haughton Road, Woodseats, Sheffield, S8 8QH

Asking Price £210,000

Welcome to this charming mid-terrace house on Haughton Road, Sheffield. This delightful property boasts three bedrooms, perfect for a growing family or those in need of a home office. The house features a well-maintained bathroom, ensuring convenience for all residents.

Dating back to the early 1900s, this house has the two reception rooms which provide ample space for entertaining guests or simply relaxing with loved ones. The off-shot kitchen adds a touch of traditional charm while catering to modern culinary needs.

One of the standout features of this property is the no-through end terrace garden, providing a private outdoor space in the heart of the city. Imagine enjoying a cup of tea or hosting a summer barbecue in this peaceful setting.

Conveniently located near Woodseats Centre, residents will have easy access to a variety of amenities, including shops, cafes, and restaurants. Whether you're looking to run errands or enjoy a leisurely day out, everything you need is just a stone's throw away.

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.

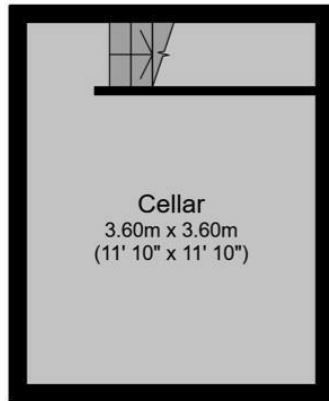
VACANT POSSESSION

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.**

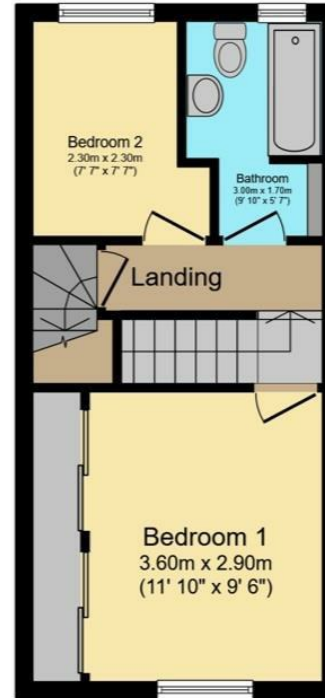
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Cellar
Floor area 16.2 m² (174 sq.ft.) approx



Ground Floor
Floor area 36.2 m² (390 sq.ft.) approx



First Floor
Floor area 29.5 m² (317 sq.ft.) approx

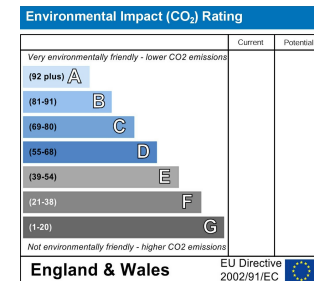
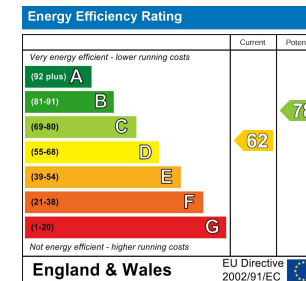


Second Floor
Floor area 20.2 m² (217 sq.ft.) approx


Total floor area 102.1 m² (1,098 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	62	
(55-68) D		
(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.









