



HUNTERS[®]
HERE TO GET *you* THERE

52 Tadcaster Road, Woodseats, Sheffield, S8 0RB

HUNTERS[®]
FOR SALE
0114 266 0000
HUNTERS.COM

52 Tadcaster Road, Woodseats, Sheffield, S8 0RB

£240,000

Nestled in the charming area of Woodseats in Sheffield, this delightful semi-detached house on Tadcaster Road. A true gem waiting to be discovered. Boasting a spacious living room, three bedrooms, and a modern bathroom, this property offers the perfect blend of comfort and style.

This home exudes warmth, making it a welcoming space for you and your family. The neutral decor throughout the house provides a blank canvas for you to add your personal touch and create a space that truly feels like home.

One of the highlights of this property is the modern dining kitchen, where you can whip up delicious meals and entertain guests with ease. The enclosed garden, complete with a patio and lawn, is the ideal spot for enjoying a morning coffee or hosting summer barbecues.

Convenience is key with off-road parking available for one vehicle, ensuring you never have to worry about finding a parking spot after a long day. Whether you're looking for a peaceful retreat or a place to create lasting memories, this charming house on Tadcaster Road offers the perfect setting for your next chapter.

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 B.

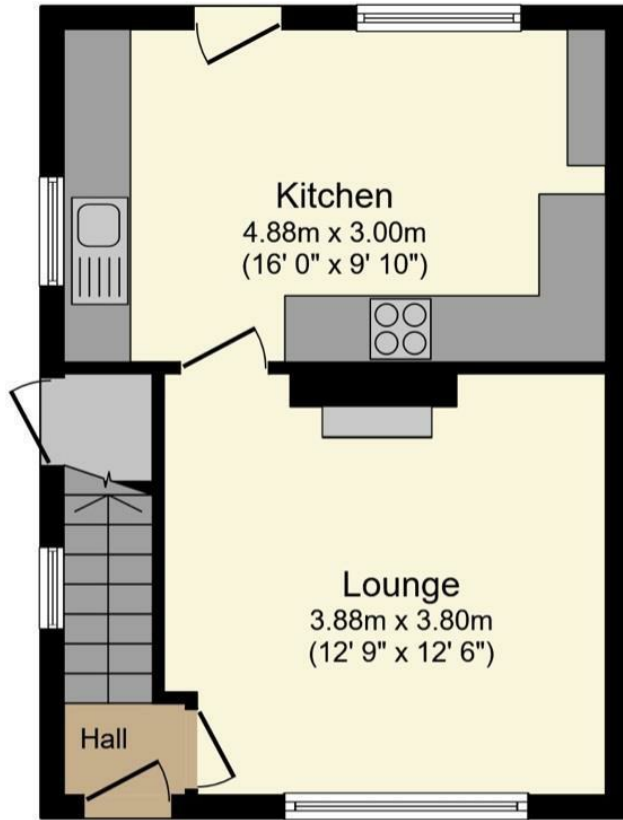
VACANT POSSESSION

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

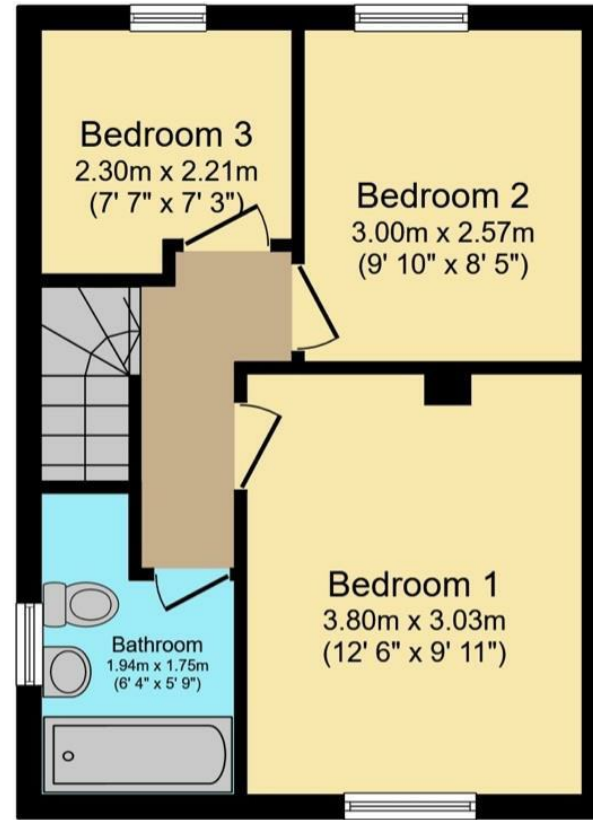
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

Floor area 33.7 m² (362 sq.ft.) approx

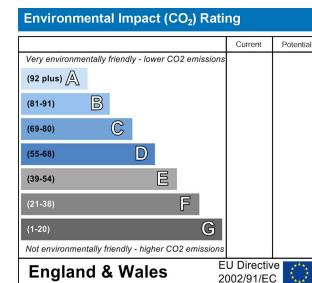
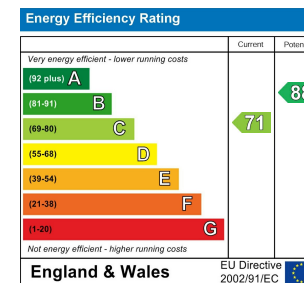


First Floor


Floor area 33.7 m² (362 sq.ft.) approx

Total floor area 67.3 m² (725 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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.







