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87 Havercroft Road, Woodseats, Sheffield, S8 0NQ

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£280,000

Welcome to this charming property located on Havercroft Road in the lovely area of Woodseats, Sheffield. This delightful house boasts three bedrooms, perfect for a growing family or those in need of extra space.

Situated in a semi-detached setting, this property offers a sense of privacy and tranquillity. There is a double rear offshot with the kitchen providing ample space for cooking while enjoying the view of the landscaped garden through the kitchen window. Two internal reception rooms complete the ground floor.

To the first floor is the landing with access to two bedrooms and the bathroom with stairs leading to the second floor third bedroom.

Speaking of the garden, you'll be pleased to find a beautifully landscaped outdoor space complete with a patio area, ideal for al fresco dining or simply relaxing with a cup of tea. The steps leading down to the lawn add a touch of elegance to the surroundings, creating a perfect setting for outdoor activities or gardening enthusiasts.

One of the advantages of this property is that it comes with no onward chain, making the buying process smoother and more straightforward. Whether you're looking to settle down in a peaceful neighbourhood or seeking a comfortable space to call home, this property on Havercroft Road offers a wonderful opportunity to create lasting memories.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 19/09/1896 at a ground rent of £0 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.

MORTGAGE FACILITIES

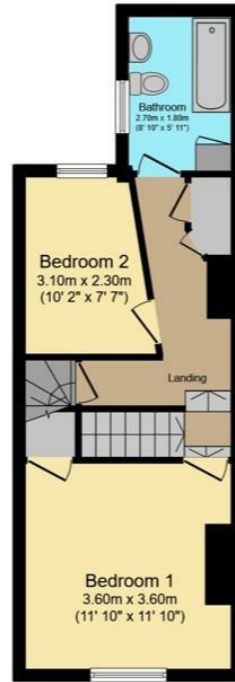
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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

Floor area 40.7 m² (438 sq.ft.) approx



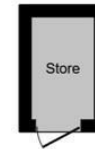
First Floor

Floor area 36.0 m² (387 sq.ft.) approx



Second Floor

Floor area 16.1 m² (173 sq.ft.) approx



Outbuilding

Floor area 2.0 m² (21 sq.ft.) approx


Total floor area 94.7 m² (1,020 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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(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.







