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63 Todwick Road, Woodseats, Sheffield, S8 0NR

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£170,000

Nestled in this charming area of Woodseats, this delightful end terrace house on Todwick Road is a hidden gem waiting to be discovered and available with no onward chain. Having a cosy reception room, two bedrooms, and a well-appointed bathroom, this property offers a comfortable living space perfect for someone wanting to put their stamp on a property.

With parking space to the side of the front garden the convenience of having your own driveway cannot be overstated in this bustling neighbourhood. The property also features gardens both at the front and rear, providing a lovely outdoor space to relax and unwind after a long day.

Although the house is currently in need of modernisation, this presents a fantastic opportunity for the new owners to put their stamp on the property and create a bespoke living environment tailored to their tastes and preferences.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29th September 1896 at a Pepper Corn ground rent.

RATING ASSESSMENT

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

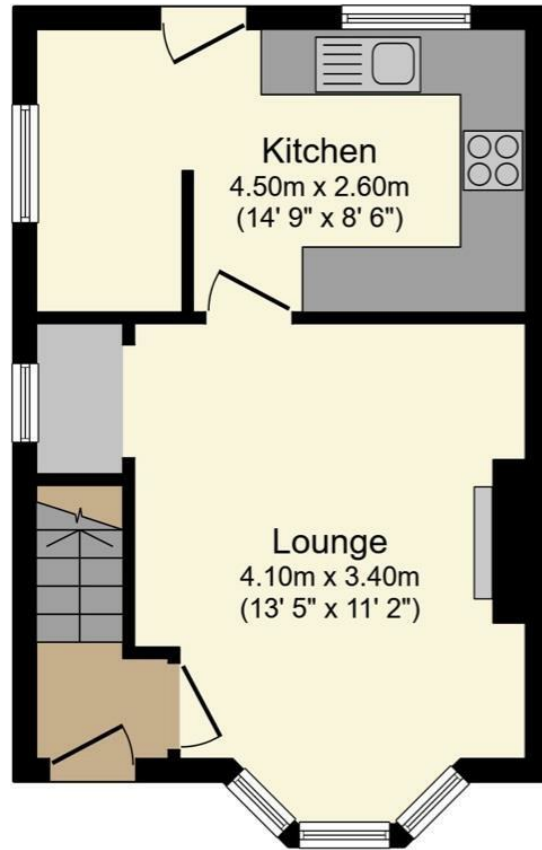
VACANT POSSESSION

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

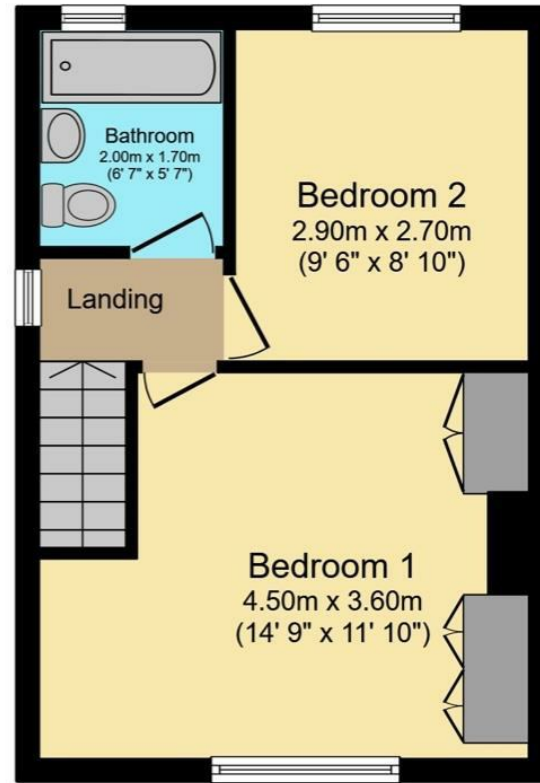
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Ground Floor

Floor area 31.0 m² (334 sq.ft.) approx



First Floor

Floor area 30.2 m² (325 sq.ft.) approx


Total floor area 61.2 m² (659 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			
			81
		52	
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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(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.









