



HUNTERS[®]
HERE TO GET *you* THERE

9 Hutcliffe Wood Road, Beauchief, Sheffield, S8 0EX

9 Hutcliffe Wood Road, Beauchief, Sheffield, S8 0EX

£320,000

Welcome to this charming semi-detached house located on Hutcliffe Wood Road in Sheffield. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to enjoy.

Built in the 1930's, this house exudes character and history. The extended kitchen provides a modern touch to the traditional design, making it a great space for cooking up delicious meals.

Outside, you'll find a level garden mainly laid to lawn, ideal for enjoying the outdoors during the warmer months. The property also features off-road parking for two cars, ensuring convenience for you and your visitors.

Located in a sought-after area, this house is a perfect place to call home. With no onward chain, you can make this property your own without any delays. Don't miss out on the opportunity to own this lovely home in Sheffield.

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 C.

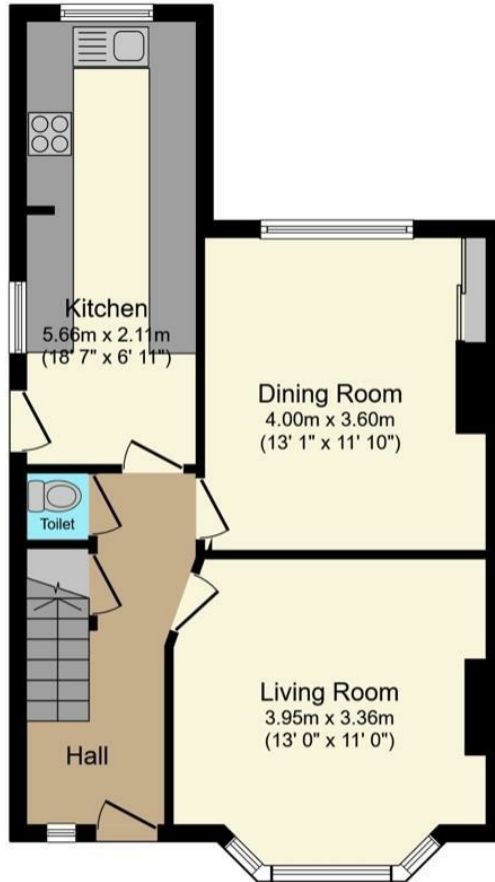
VACANT POSSESSION

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

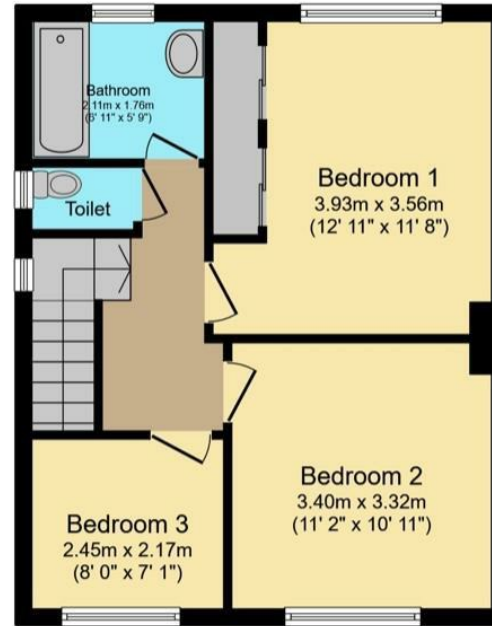
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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



Ground Floor

Floor area 51.2 sq.m. (551 sq.ft.) approx

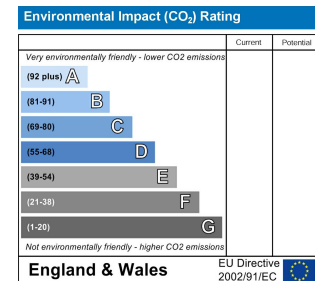
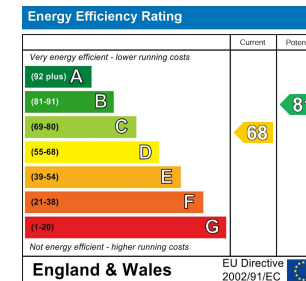


First Floor


Floor area 44.0 sq.m. (474 sq.ft.) approx

Total floor area 95.2 sq.m. (1,025 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		81
(69-80) C	68	
(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.









