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59 Chantrey Road, Woodseats, Sheffield, S8 8QU

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Guide Price £375,000

Guide Price £375,000 - £400,000

Nestled at the top of charming Chantrey Road, this delightful semi detached house offers a perfect blend of modern comfort and period style. Boasting two reception rooms, both with feature fire places, three bedrooms, and two stylish bathrooms, this property is ideal for those seeking a spacious and elegant living space.

As you step inside, you'll be greeted by a bespoke fitted kitchen featuring oak worktops, perfect for whipping up delicious meals and entertaining guests. The basement office room provides a quiet and productive space for remote work, study or play, ensuring a seamless work-life balance.

One of the highlights of this property is the beautifully landscaped garden, complete with a workshop, potting shed and orchard, offering a serene outdoor retreat for relaxation or gardening enthusiasts. Imagine enjoying a cup of tea on a sunny afternoon in this picturesque setting!

Located at the top of a no-through road, this semi-detached house offers a peaceful and private environment, perfect for families or individuals looking for a tranquil abode. Don't miss the opportunity to make this charming property your new home.

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.

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Basement
Floor area 14.8 m² (159 sq.ft.) approx

Ground Floor
Floor area 56.2 m² (605 sq.ft.) approx

First Floor
Floor area 34.5 m² (372 sq.ft.) approx

Second Floor
Floor area 17.9 m² (193 sq.ft.) approx

Outbuilding
Floor area 9.1 m² (98 sq.ft.) approx


Total floor area 132.6 m² (1,427 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 | | | |
| | | 59 | 81 |
| 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 | | | |

Energy Efficiency Rating

| | Current | Potential |
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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.





