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45 Cawthorne Grove, Woodseats, Sheffield, S8 0ND

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£290,000

Located in the charming Cawthorne Grove, Sheffield, this stunning three-bedroom semi-detached house offers a perfect blend of modern living and classic elegance. The property boasts a delightful bay window that fills the spacious living area with natural light, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the fabulous dining kitchen, which is equipped with integrated appliances and a convenient coffee station, making it an ideal space for both cooking and entertaining.

To the first floor are three bedrooms and a luxury shower room which features a stylish stone-tiled floor, adding a touch of sophistication to your daily routine.

Outside, the property is complemented by well-maintained gardens to both the front and rear, providing a lovely outdoor space for relaxation or family gatherings. With no onward chain and being freehold, this home presents a hassle-free opportunity for prospective buyers.

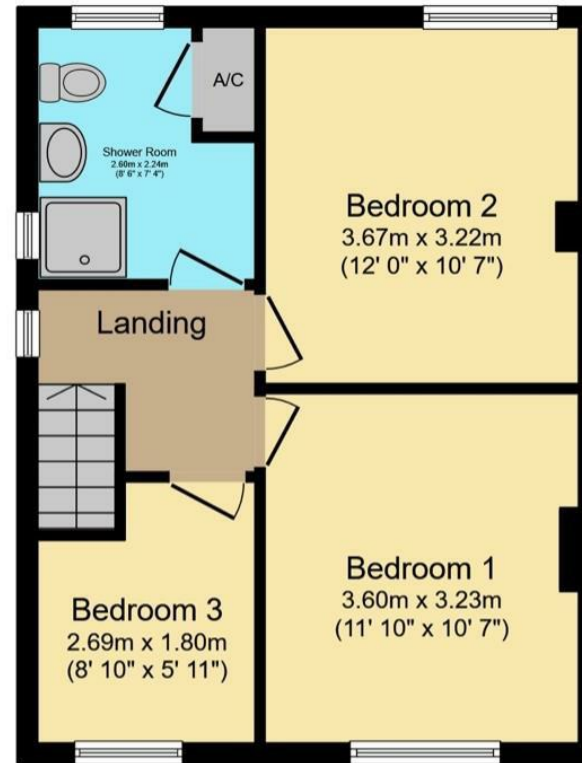
This semi-detached house is not just a place to live; it is a sanctuary that combines comfort, style, and practicality in a desirable location. Whether you are a first-time buyer or looking to settle into a family home, this property is sure to impress. Don't miss the chance to make this beautiful house your new home.

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

Floor area 41.9 sq.m. (451 sq.ft.) approx



First Floor

Floor area 41.0 sq.m. (442 sq.ft.) approx

Total floor area 82.9 sq.m. (893 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		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

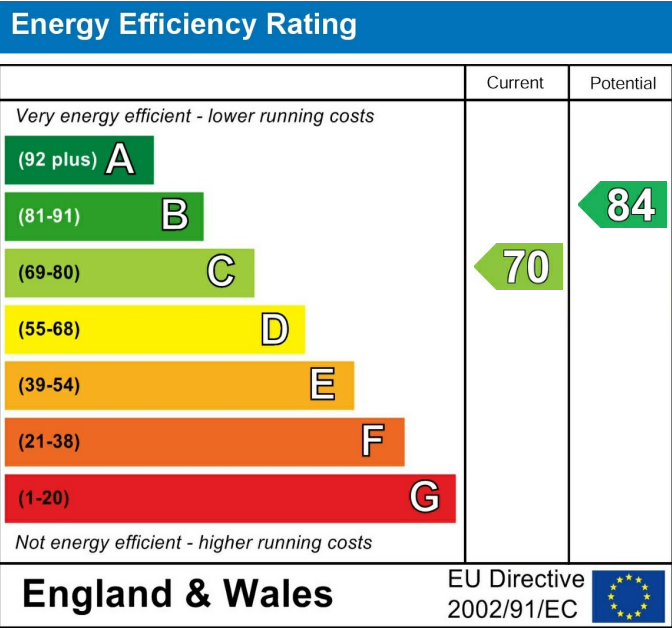
General Remarks
GENERAL REMARKS

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.



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.









