



**HUNTERS®**  
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16 Tadcaster Road, Woodseats, Sheffield, S8 0RB



# 16 Tadcaster Road, Woodseats, Sheffield, S8 0RB

## £230,000

Nestled in the highly sought-after Woodseats area of Sheffield, this well-proportioned semi-detached property on Tadcaster Road presents an exceptional opportunity for both families and investors. Offering three generously sized bedrooms, the property provides an ideal layout for comfortable living.

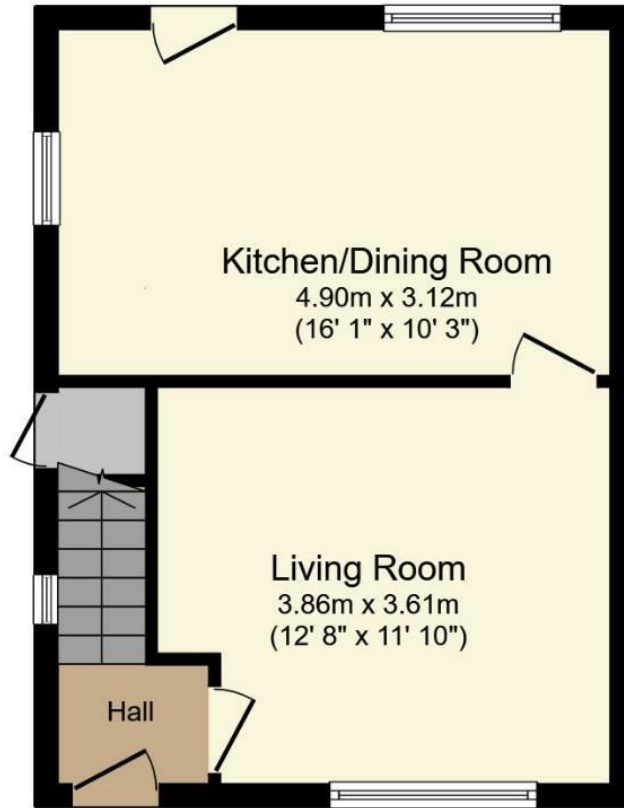
The inviting reception room provides a spacious area for both relaxation and entertaining, offering a versatile space to suit your needs. The well-appointed bathroom ensures convenience for all residents, while the enclosed garden creates a private outdoor retreat perfect for relaxation or play.

Additional practical features include a garage and parking space for two vehicles, offering ample storage and convenience for families or individuals with multiple cars.

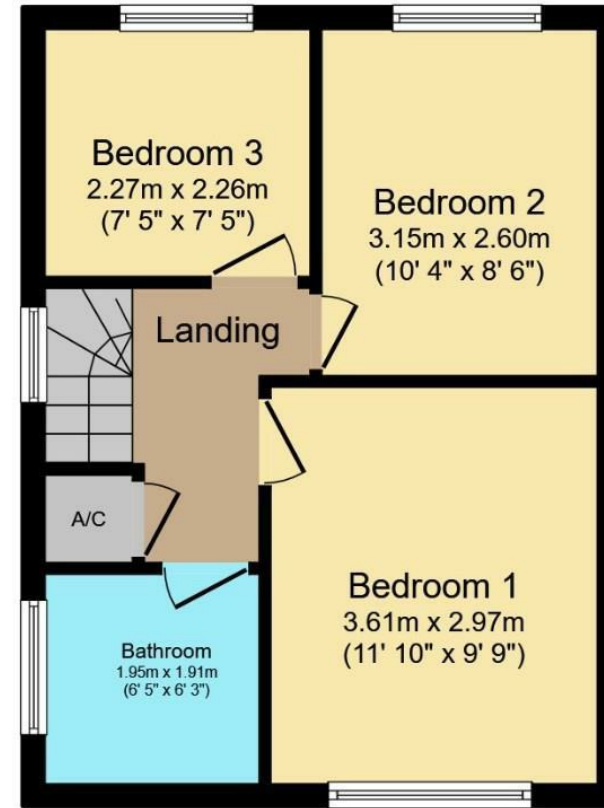
This property is a blank canvas, ready for modernisation and personalisation to suit your tastes. Whether you're seeking a contemporary family home or an investment opportunity, the potential to enhance this property is limitless.

Ideally located with access to a wealth of local amenities, transport links, and schools, this property offers both comfort and convenience in a vibrant community. Don't miss the opportunity to make this charming house your new home.

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**Ground Floor**

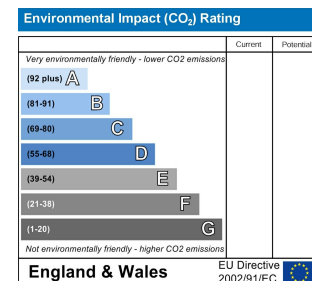
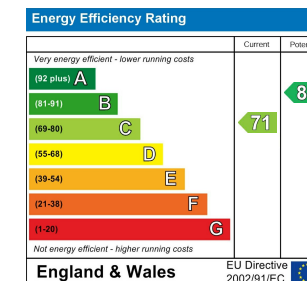


**First Floor**

Total floor area 68.9 sq.m. (741 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).

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**General Remarks**  
GENERAL REMARKS

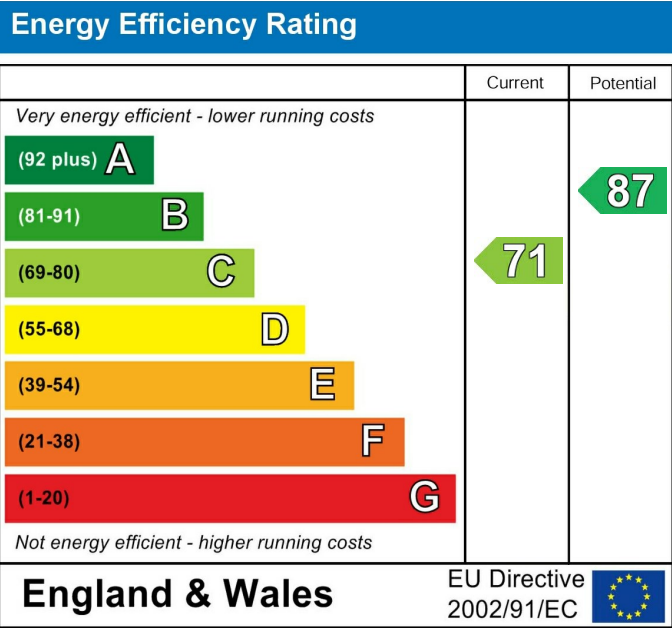
**TENURE**  
This property is long Leasehold with a term of 200 years from 29/10/1961 at a ground rent of £12 per annum.

**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 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.







