



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

34 Helmtan Road, Woodseats, Sheffield, S8 8QJ

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Asking Price £210,000

Located on Helmton Road in the thriving city of Sheffield, this well-presented mid-terrace property offers an excellent opportunity for first-time buyers and families. With three generously sized bedrooms, the home provides a comfortable and practical living space.

The interior features neutral décor throughout, offering a versatile backdrop ready for personalisation. The layout is thoughtfully designed to support both everyday living and entertaining, while the bathroom is modern and well-appointed for convenience.

A key feature of this property is the private rear garden—ideal for outdoor dining, gardening, or quiet relaxation.

The home is offered with no onward chain, streamlining the purchase process and enabling a quicker move-in timeline.

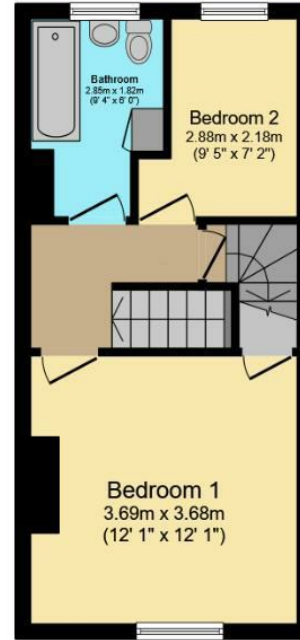
Positioned in a sought-after area, the property benefits from easy access to local amenities, reputable schools, and reliable transport links. Whether you're looking to establish a home or make a sound investment, this Helmton Road property represents a compelling opportunity.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
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**Ground Floor**  
Floor area 35.5 sq.m. (382 sq.ft.)



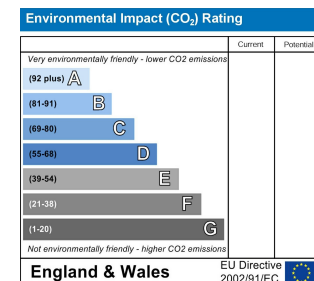
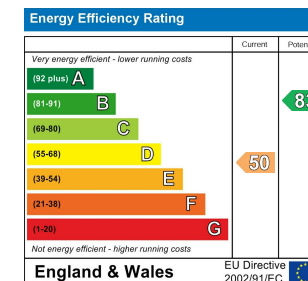
**First Floor**  
Floor area 30.2 sq.m. (325 sq.ft.)



**Second Floor**  
Floor area 20.0 sq.m. (215 sq.ft.)

**Total floor area: 85.7 sq.m. (922 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



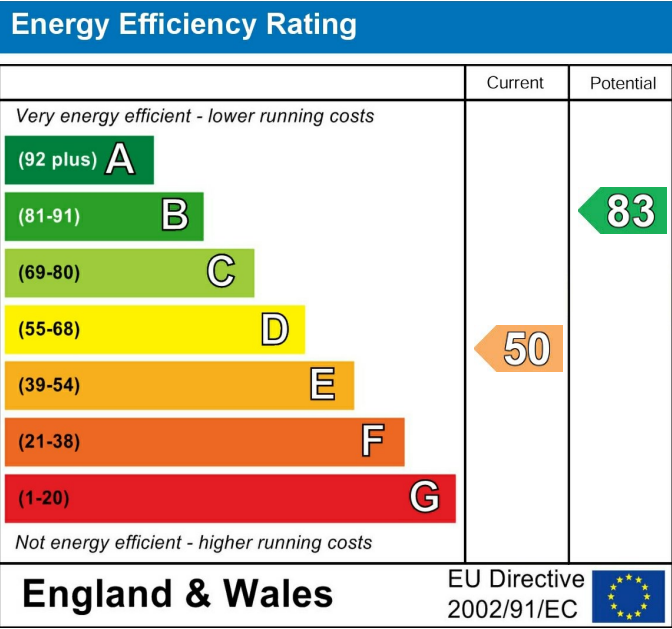
**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is long Leasehold with a term of 800 years from 29 September 1950 at a ground rent of \*\*\*\* per annum.

**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.**



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.



