



HUNTERS®
HERE TO GET *you* THERE

73 Leighton Road, Herdings, Sheffield, S14 1SR

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£125,000

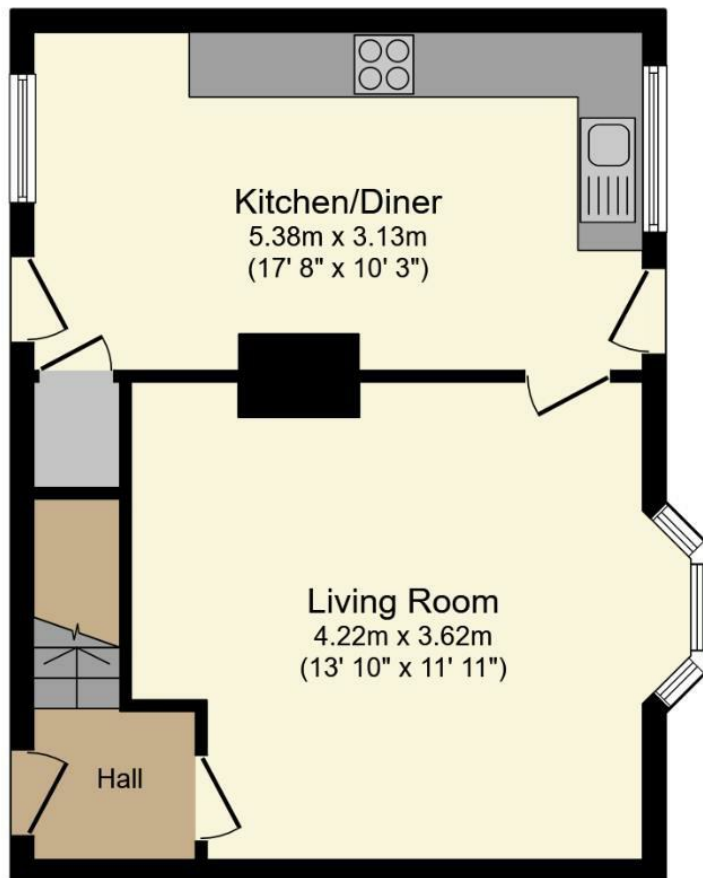
Located on Leighton Road in Sheffield, this delightful three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts a neutral decor throughout, allowing for a seamless transition into your new living space.

The heart of the home is the spacious dining kitchen, perfect for family meals and entertaining guests. The white bathroom is both stylish and functional, catering to all your daily needs. Each of the three bedrooms offers ample space, making them ideal for relaxation or as versatile rooms for work or play.

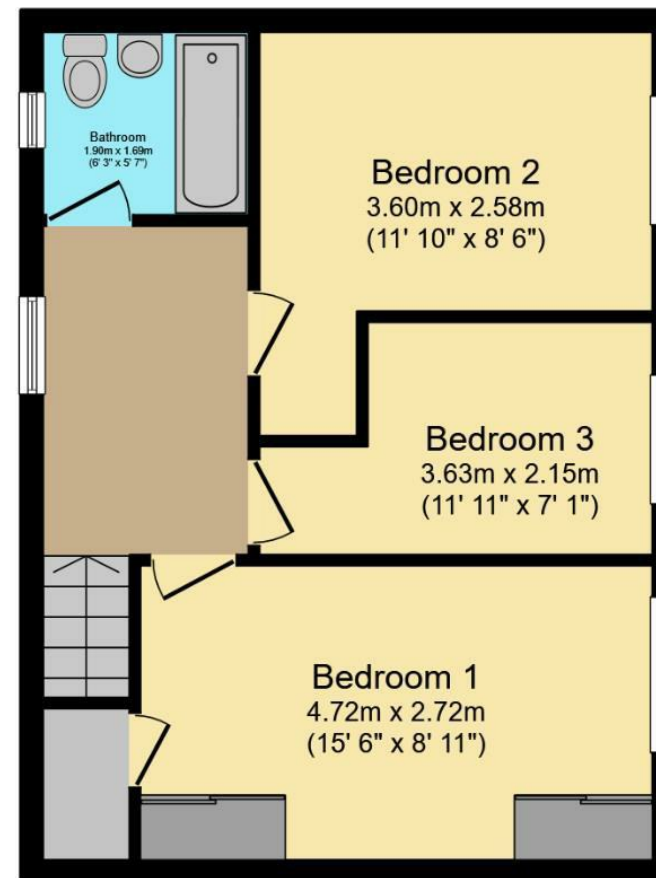
Step outside to discover the enclosed garden, a true gem for those who appreciate outdoor living. The garden features a lovely patio area, perfect for al fresco dining, alongside a well-maintained lawn and mature planted borders that add a touch of greenery and privacy.

With no onward chain, this property is ready for you to move in without delay. Leighton Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This home is not just a property; it is a place where memories can be made. Don't miss the chance to make it yours.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor
Floor area 43.7 sq.m. (470 sq.ft.)



First Floor
Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 86.7 sq.m. (933 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

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		
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	

Material Information - Woodseats
GENERAL REMARKS

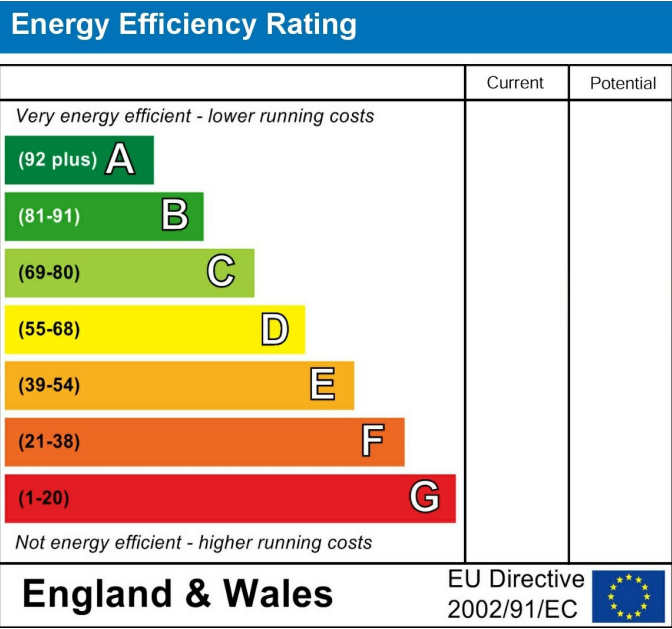
TENURE
This property is Freehold.

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band 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.









