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30 Holywell Heights, Sheffield, S4 8AG

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## Asking Price £199,950

We are acting in the sale of the above property and have received an offer of £195,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Hunters Hillsborough are delighted to present a family home in the heart of Wincobank with an integrated garage, utility and En suite master bedroom. This spacious semi-detached house offers a perfect blend of modern living and comfort. With accommodation spread over three levels, this property boasts an impressive four bedrooms, and a W/C on every floor , making it ideal for families or those who enjoy having extra space.

Upon entering via the ground floor, you are greeted by a spacious entrance hallway that provides access to a W/C and sink basin, utility area, kitchen diner and integrated garage. The heart of the home is undoubtedly the kitchen diner, which features elegant French doors that open out to an enclosed garden, perfect for al fresco dining or simply enjoying the outdoors. The lounge can be found on the first floor, complete with a charming Juliette balcony, offers a delightful space to relax and unwind, allowing natural light to flood the room.

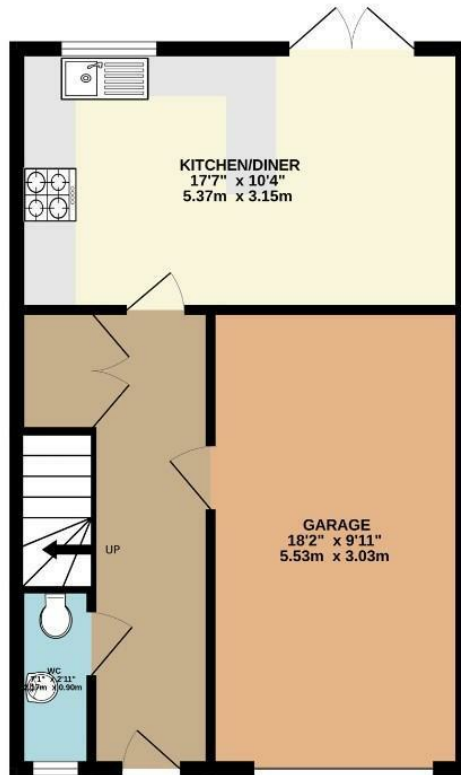
Each floor of the property is thoughtfully designed with a convenient W/C, ensuring that guests and family members alike can enjoy privacy and ease of access. The en suite double bedroom adds a touch of luxury, providing a private retreat for the homeowners, along with a further double bedroom with a Juliette balcony.

Parking is a breeze with space for one vehicle and an integrated garage, making this property not only stylish but also practical. Holywell Heights is a sought-after location, offering a peaceful residential environment while still being within easy reach of local amenities and transport links.

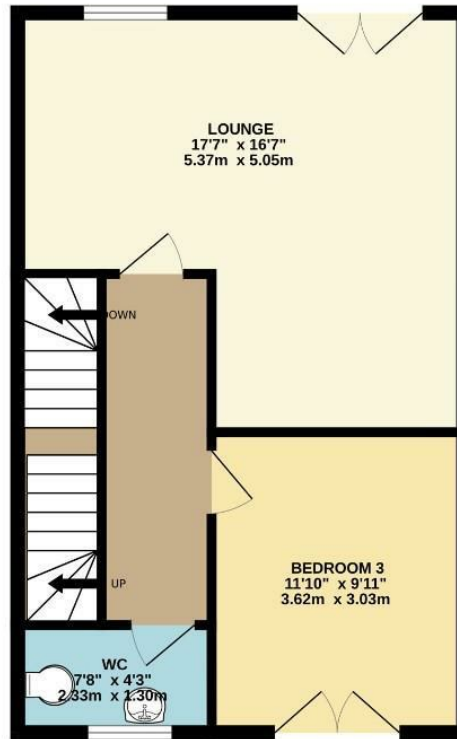
This semi-detached house combines spacious living areas, modern conveniences, and a low maintenance garden, making it a perfect choice for those looking to settle in Wincobank.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com

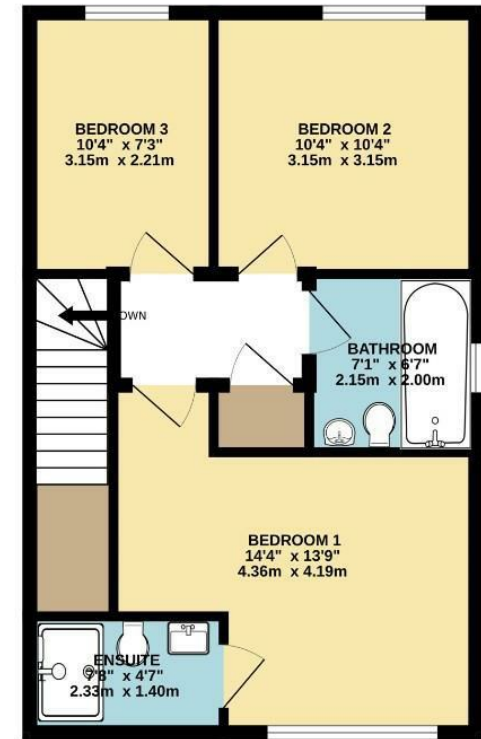
GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General Remarks

TENURE

We understand the property is leasehold with 104 years remaining annual fee to be confirmed

RATING ASSESSMENT

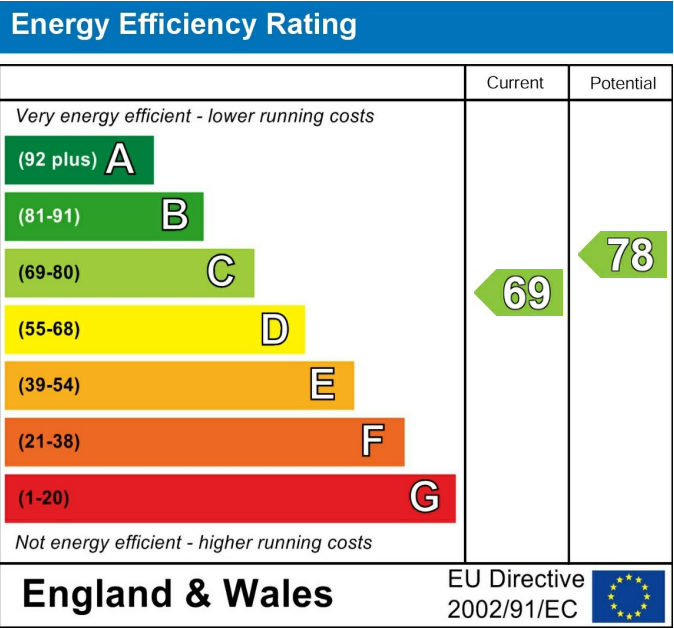
We are advised by the Local Authority that the property is assessed for Council Tax Band B.

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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.













