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6 Holmhurst Way, Woodseats, Sheffield, S8 0GZ

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## Asking Price £240,000

Nestled in the sought-after area of Holmhurst Way, Sheffield, this attractive mid-terrace home offers a wonderful blend of comfort, space and modern living. Boasting three well-proportioned bedrooms, the property is ideally suited to families or buyers seeking flexible accommodation.

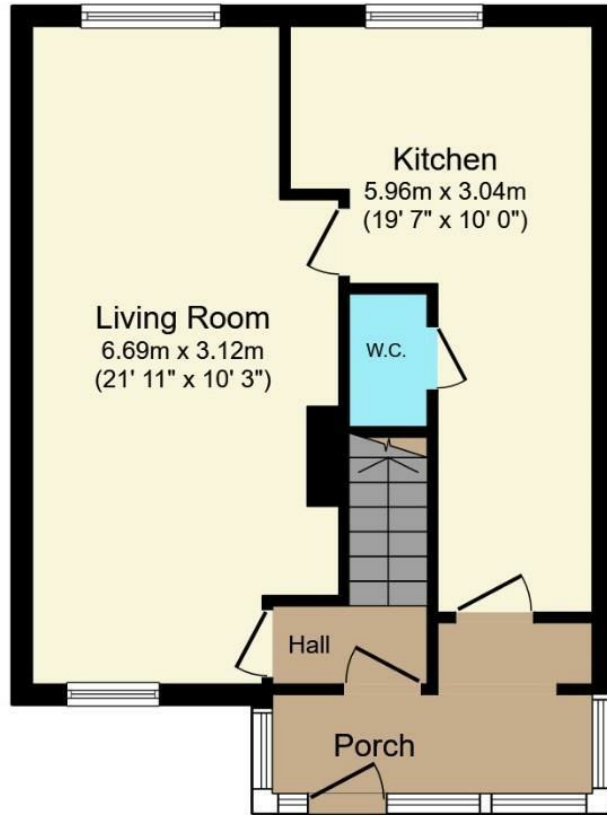
At the heart of the home is a bright and welcoming open-plan lounge and dining area, featuring oak flooring that adds warmth and character while creating a versatile space perfect for both everyday living and entertaining. A front porch provides a practical and inviting entrance, offering useful storage and enhancing the home's kerb appeal. Further benefits include ample storage space throughout the property, supporting comfortable and organised living. The contemporary wet room is stylishly appointed, offering a modern and practical bathing solution.

To the rear, the property benefits from a thoughtfully designed tiered garden, creating an attractive outdoor space ideal for relaxing or entertaining. This elevated setting makes the most of the fantastic views over Sheffield, providing a wonderful backdrop whether you're enjoying a morning coffee or unwinding at the end of the day.

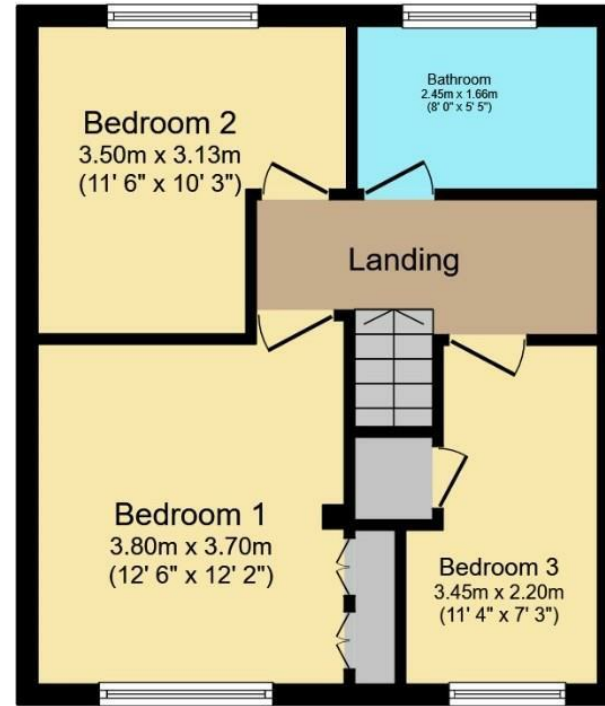
The location is particularly appealing, set within a popular and friendly neighbourhood with convenient access to local shops, schools and green spaces, making it ideal for both relaxation and day-to-day living.

This mid-terrace house presents a fantastic opportunity to secure a well-located home with modern features in a vibrant and welcoming area. Early viewing is highly recommended to fully appreciate everything this Holmhurst Way property has to offer.

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**Ground Floor**

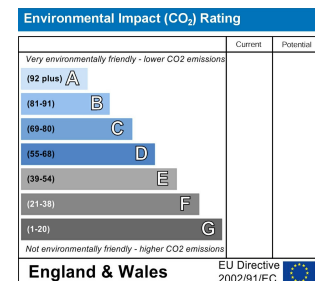
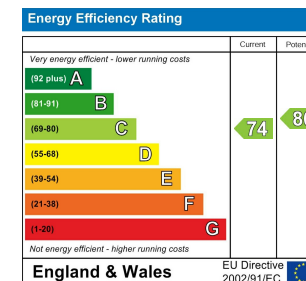


**First Floor**

Total floor area 79.8 sq.m. (859 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 Freehold.

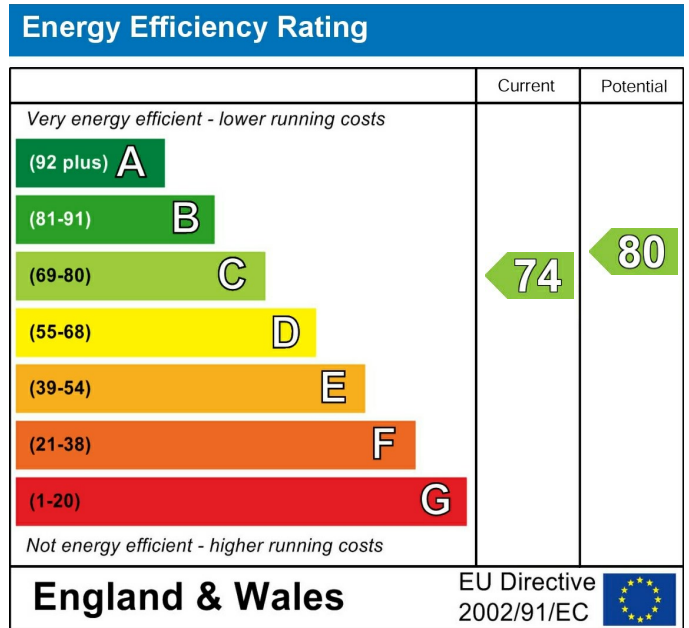
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.**

**Anti Money Laundering**  
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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.



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.









