



AISTHORPE  
ROAD

75

75

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

75 Aisthorpe Road, Sheffield, S8 8SY

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£200,000

Hunters Woodseats are delighted to market this charming red brick, two-bedroom end terrace home, situated in the heart of the highly sought-after residential area of Woodseats.

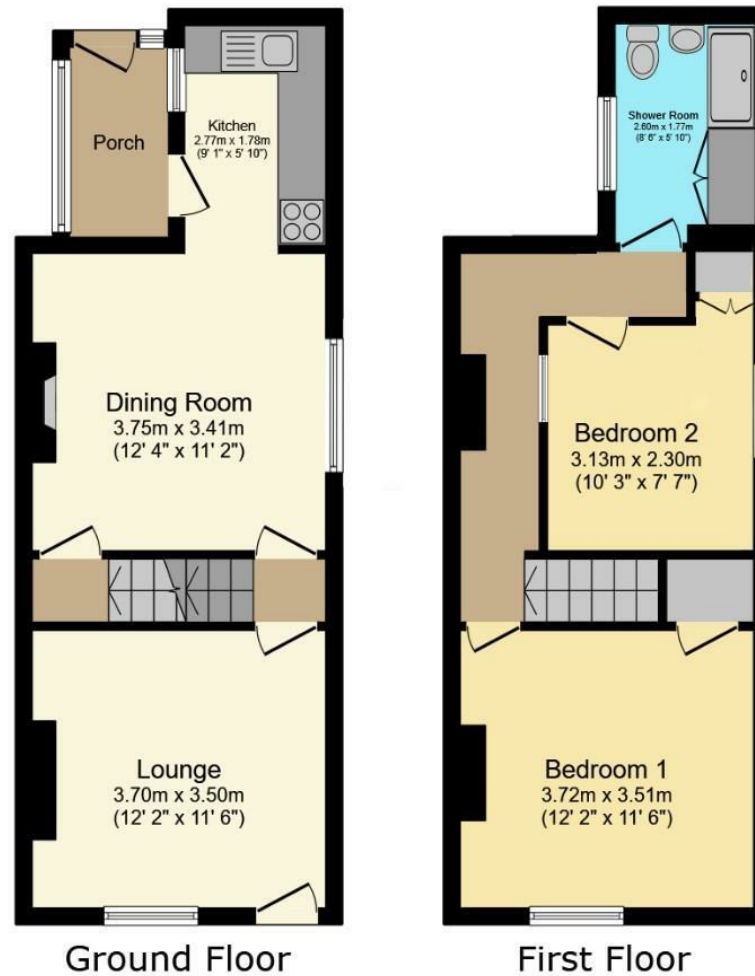
Ideal for first-time buyers or investors alike, this well-presented property briefly comprises a front-facing lounge leading through to a separate dining room, from which the off-shot kitchen and rear porch are accessed. The property also benefits from a useful cellar, providing excellent storage space. To the first floor are two well-proportioned bedrooms and a contemporary white shower room.

Outside, there is a low-maintenance front garden setting the property back from the road, while to the rear is a pleasant, enclosed, low-maintenance garden.

Situated on a quiet side road in Woodseats, the property is perfectly positioned within easy reach of the area's excellent amenities, including a variety of shops, cafés, pubs and supermarkets. For those who enjoy outdoor space, Graves Park is just a short distance away, and there are excellent transport links providing easy access to and from Sheffield city centre.

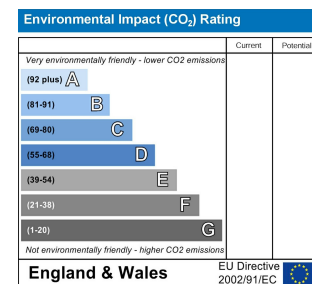
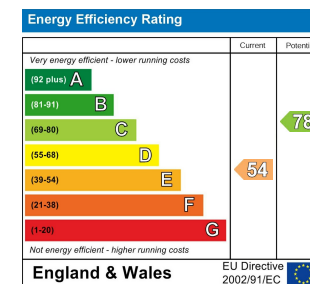
Call Hunters Woodseats today on  
0114 258 0111  
to arrange your viewing.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com



Total floor area: 73.9 sq.m. (795 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)



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.

General Remarks  
GENERAL REMARKS

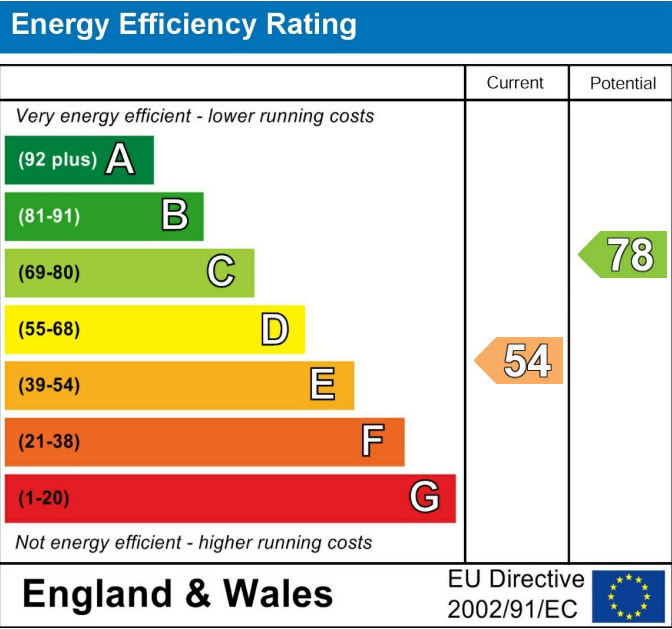
TENURE  
This property leasehold with an unexpired term of 800 Years from 29 September 1905. The freeholder is Coppen Estates Ltd, 15 Hickmott Road, Sheffield, S11 8QF. Tel: 0114 268 3222. The ground rent is £1.50 per year and is paid up until 2029.

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.









