



HUNTERS[®]
HERE TO GET *you* THERE

18 Woodseats House Road, Woodseats, Sheffield, S8 8QF

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£190,000

Nestled on the charming Woodseats House Road, this delightful mid-terrace house presents a wonderful opportunity for those seeking a project to make their own. With two to three bedrooms and two reception rooms, this property boasts generous living space, perfect for families or those who enjoy entertaining.

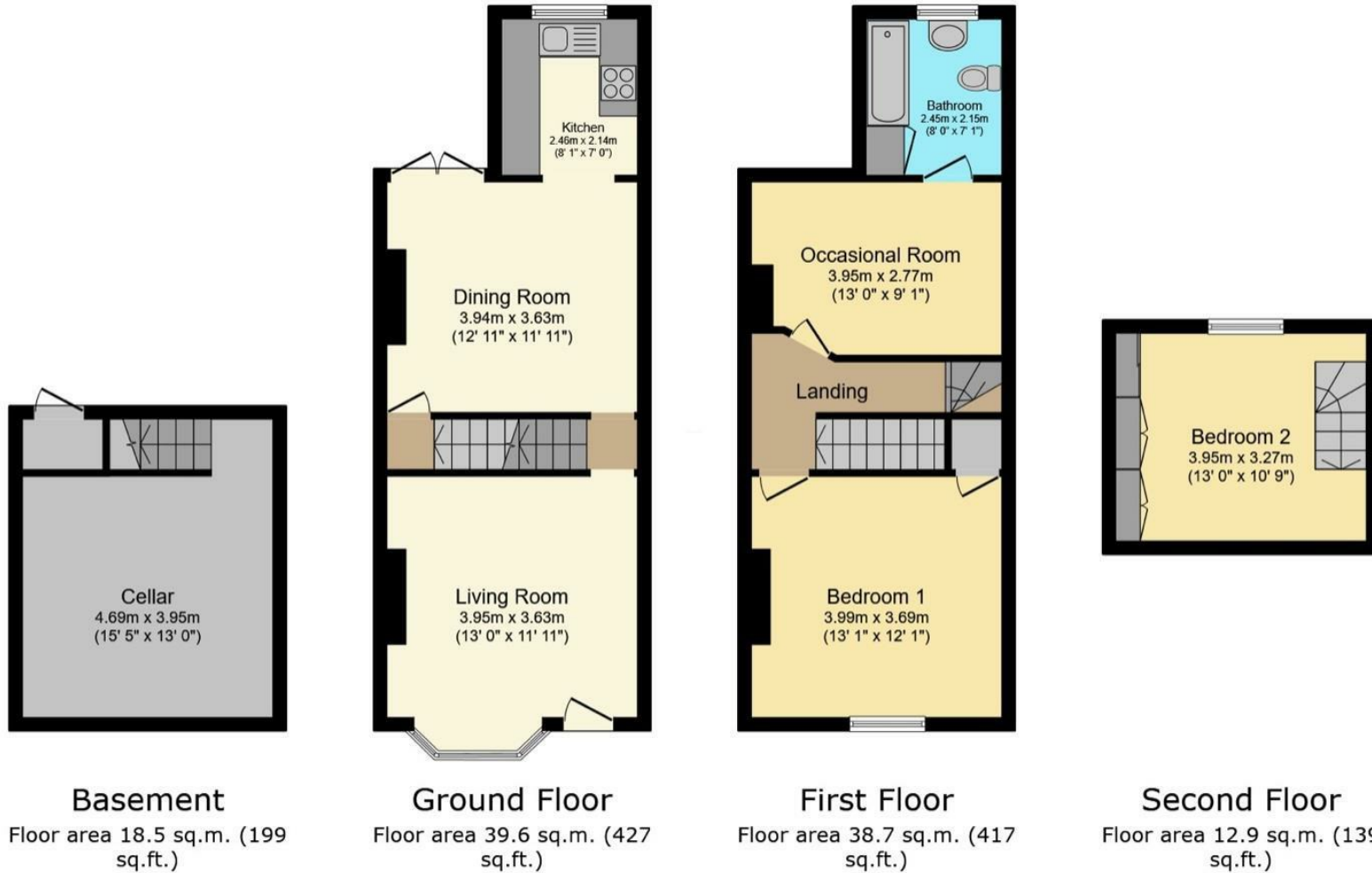
As you enter, you are greeted by a bay-windowed living room that fills the space with natural light, creating a warm and inviting atmosphere. The inner lobby leads you to a rear dining room, which offers access to the cellar. The off-shot kitchen, while in need of modernisation, offers a practical layout for culinary enthusiasts.

The first floor features a landing that leads to the main bedroom at the front, an inner occasional room that could serve as a second bedroom or study, and a bathroom conveniently located above the kitchen. Ascend to the second floor, where you will find a further bedroom, ideal for guests or as a private retreat.

Externally, the property boasts a front fore-garden, adding to its curb appeal, while the rear garden, which has no through access, offers a level space for outdoor enjoyment or gardening enthusiasts.

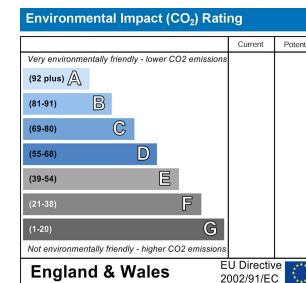
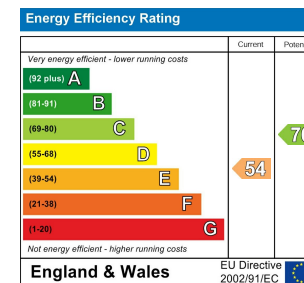
This property is offered with no onward chain, making it an ideal purchase for those looking to invest in a home that requires a scheme of modernisation and refurbishment. With its prime location in the heart of Woodseats, this house is a blank canvas waiting for the right buyer to transform it into a stunning residence. Don't miss the chance to create your dream home in this sought-after area.

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Total floor area: 109.8 sq.m. (1,182 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



General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25th March 1904 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 B.

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.

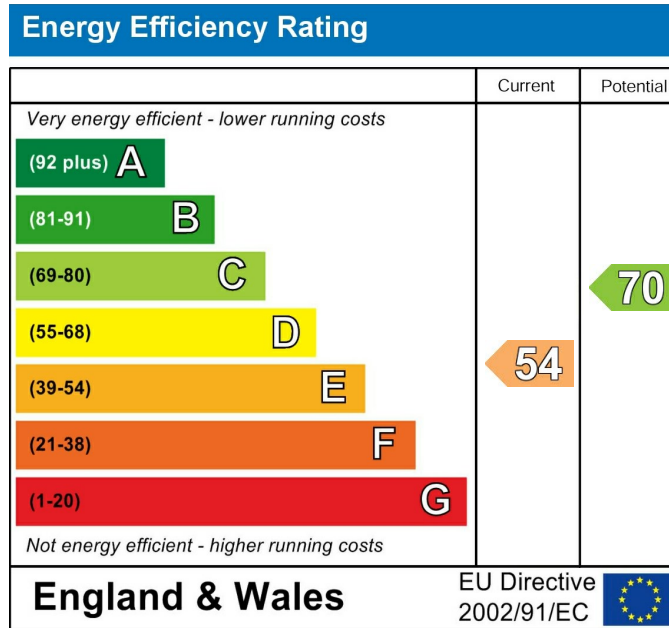
MORTGAGE FACILITIES

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.







