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HERE TO GET you THERE
72 Woodview Road, Sheffield, S6 5AB

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Guide Price £220,000 - £230,000

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Hunters Hillsborough are delighted to present an immaculate stone fronted three bedroomed end terrace home situated on the highly regarded Woodview Road in Walkley. With outstanding rear views and most items of furniture negotiable in the sale, viewing is highly recommended. Entry via the front door into the superb lounge with a log burning stove and quality laminate flooring. Modern decor and open plan stairs add to this bright and spacious room. Through to the breakfast kitchen with a range of wall and base units featuring matte grey fronts and accompanying worksurfaces. Integrated appliances include an electric oven and gas hob along with a freestanding washing machine and a tall fridge freezer included in the sale. Space for a dining table and outstanding views from this room. Door down to the basement where you will find a double bedroom with laminate flooring and peaceful contemporary decor. Views out over the rear garden along with access out via the back door. The rear of the basement offers a clean dry storage room. On the top floor of the property is the master bedroom with a luxurious cream carpet and a built-in storage cupboard. Further good size bedroom overlooking the rear with fabulous views of Sheffield and beyond. Spacious family bathroom with bath having centre taps, W/C, sink basin and separate shower cubicle. Outside there is a pleasant rear garden, low maintenance with a decked area to the rear.

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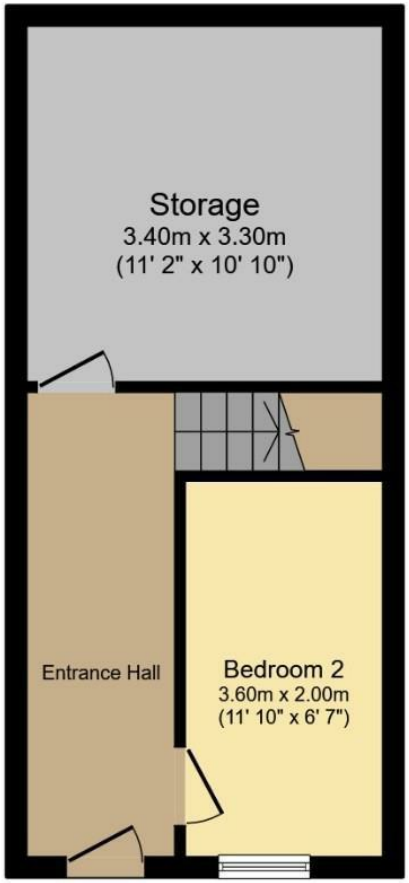
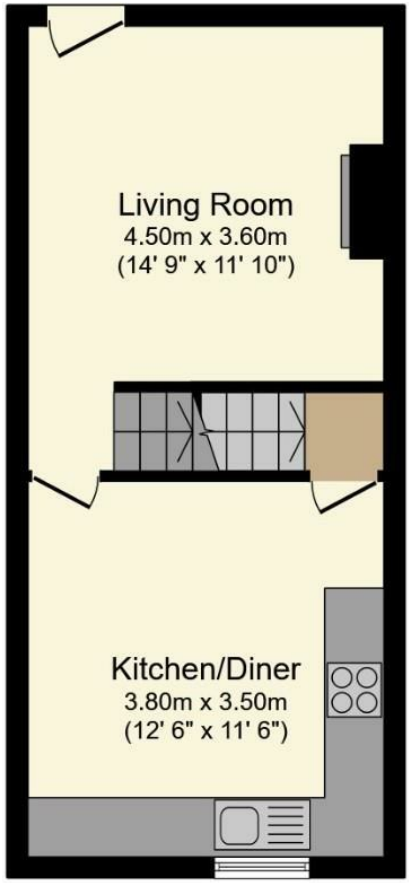


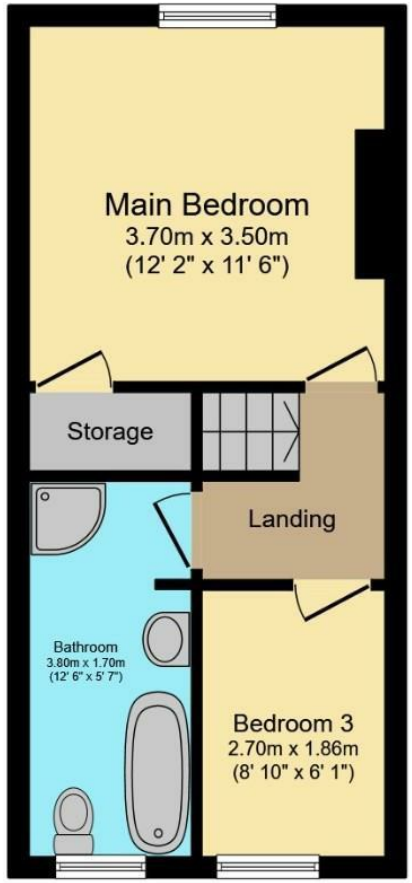
Basement

Floor area 30.2 sq.m. (326 sq.ft.)



Ground Floor

Floor area 30.2 sq.m. (326 sq.ft.)



First Floor

Floor area 30.2 sq.m. (326 sq.ft.)

Total floor area: 90.7 sq.m. (977 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

Local Area

Located close to regular bus routes into the to the City Centre ideal for work at the Universitiy sites and Hospital. An array of shops and amenities are close by in Walkley and Hillsborough along with the green spaces of Bole Hills.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

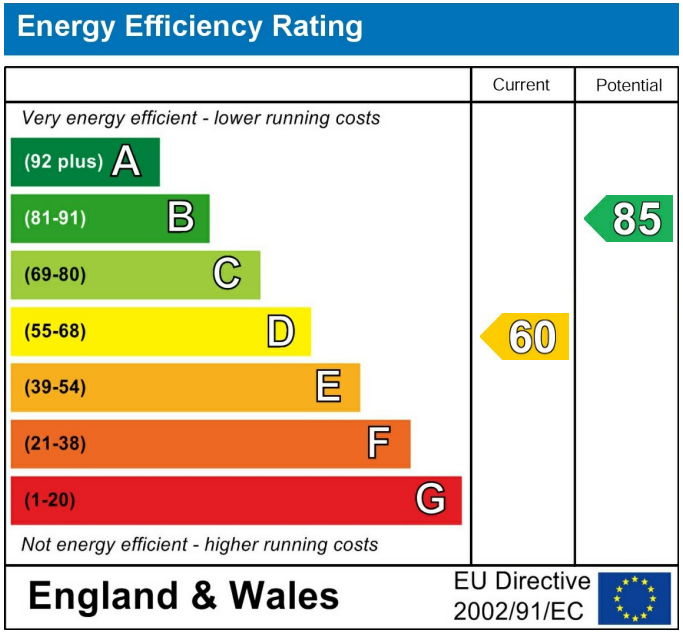
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.

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