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138 Cartmell Road, Sheffield, S8 0NN

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## £250,000

Located in the ever-popular Woodseats area of Sheffield, this attractive three-bedroom mid-terrace home offers spacious, versatile accommodation that is perfectly suited to families, first-time buyers, and investors alike.

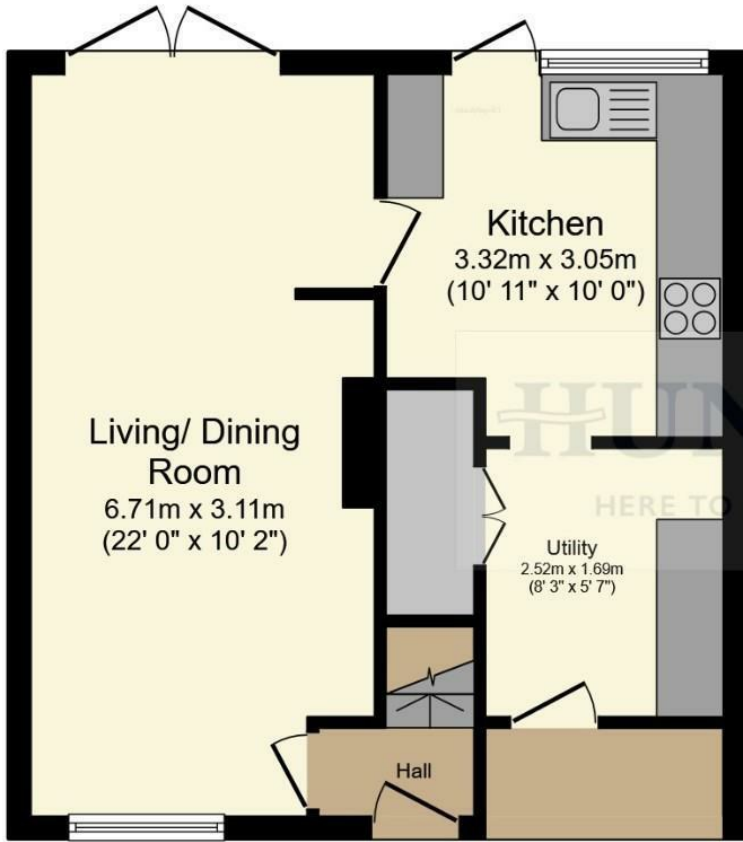
The property boasts a bright and airy open-plan lounge and dining area, creating a welcoming space for both everyday living and entertaining. The well-proportioned bedrooms provide comfortable accommodation throughout, while the practical layout is ideal for modern family life. Further enhancing its appeal, the property benefits from ample storage throughout, ensuring plenty of space to keep everyday essentials neatly organised.

Outside, the home benefits from a private driveway and garage, offering valuable off-road parking and additional storage. The beautifully maintained rear garden features a patio and lawn, providing an excellent outdoor retreat for relaxing, entertaining guests, or enjoying time with family.

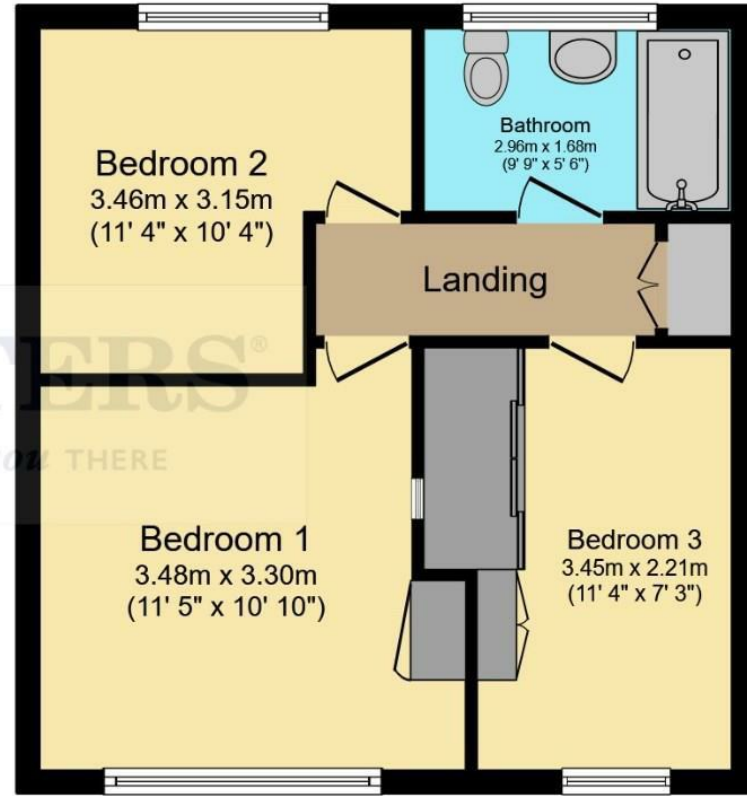
Occupying a peaceful position on a no-through road, the property is conveniently located within easy reach of Woodseats' excellent range of amenities, including shops, cafés, bars, and transport links. Highly regarded schools and nearby parks further enhance the appeal of this sought-after location.

Combining generous living space, excellent outdoor areas, and a superb location, this charming home represents a fantastic opportunity to purchase in one of Sheffield's most desirable residential neighbourhoods. Early viewing is strongly recommended.

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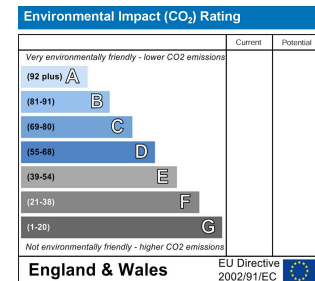
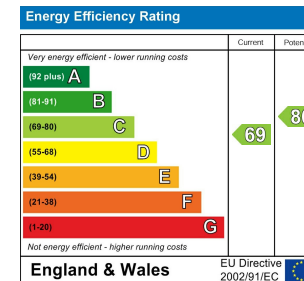
**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (904 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). Powered by propertybox.io



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is Freehold

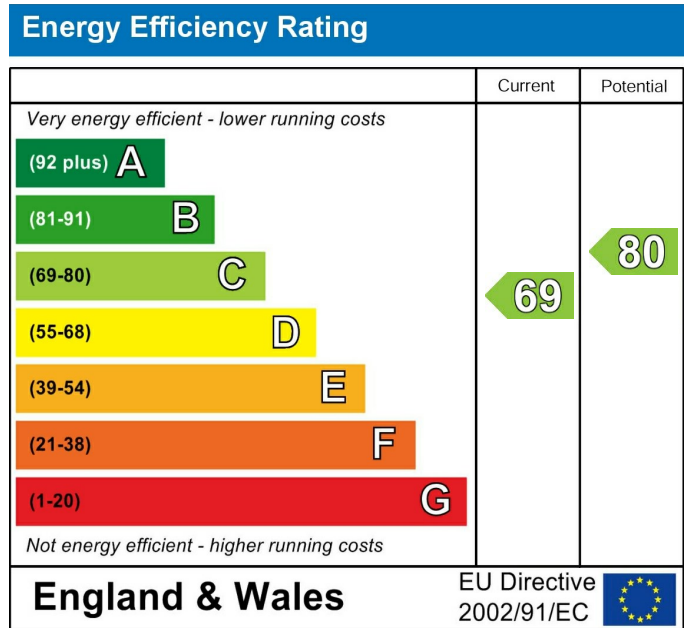
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.









