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**8 West House, Norton Lees Road, Sheffield**

Sheffield

Guide Price **£90,000**

## 8 West House, Norton Lees Road

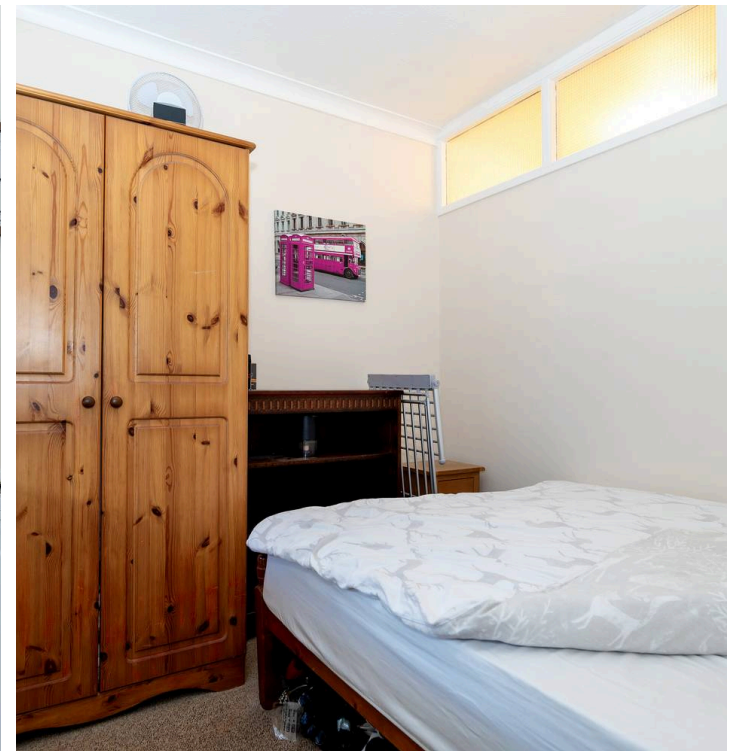
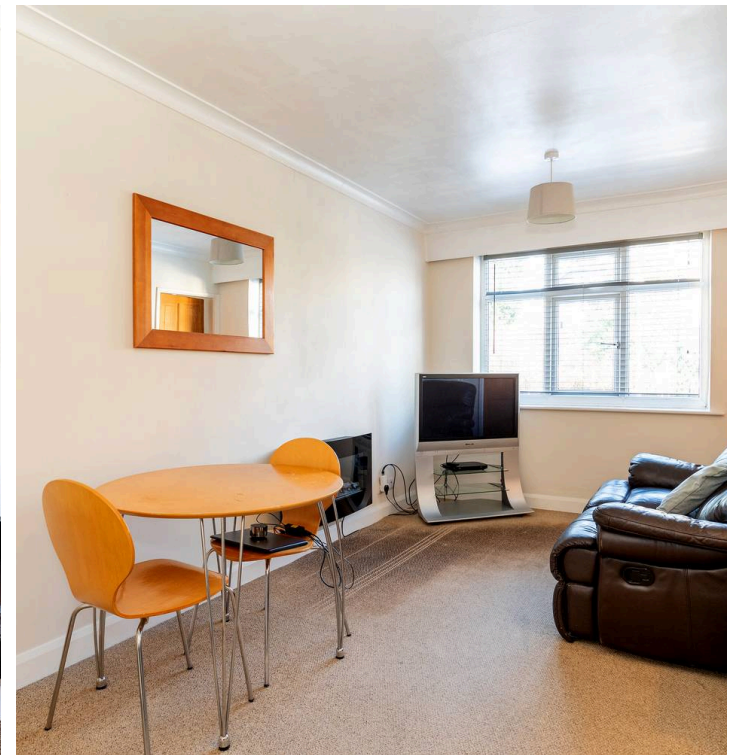
Sheffield

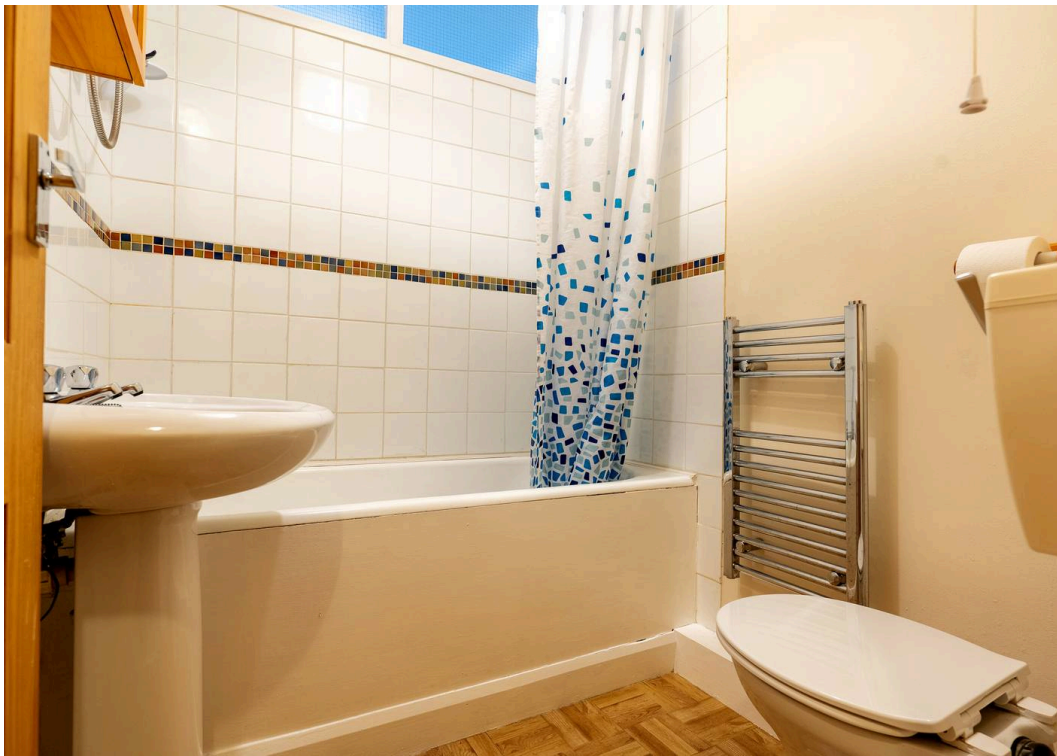
An ideal opportunity has arisen to purchase this sensibly priced one bed roomed mid floor apartment. Located in the heart of Norton Lees within walking distance of Graves Park the apartment is well worthy of a detailed internal inspection to do full justice. Being of particular interest to the first time buyer, investor or those looking to downsize the property benefits from ample parking, communal gardens, full UPVc glazing and electric heating throughout. In brief the accommodation comprises entrance hall with additional spacious storage, open plan living/dining room giving access to a kitchen, double bedroom with built in bedroom furniture and bathroom.

Council Tax band: A


Tenure: Leasehold

- ONE BEDROOMED APARTMENT
- IDEAL FIRST BUY OR INVESTMENT
- VIEWING ADVISED
- CLOSE TO GRAVES PARK
- SUPERB RESIDENTIAL SUBURB
- AMPLE PARKING
- COMMUNAL GARDENS
- SENSIBLY PRICED
- LEASEHOLD APARTMENT WITH 143 YEARS LEFT
- SERVICE CHARGE OF £845 P/A





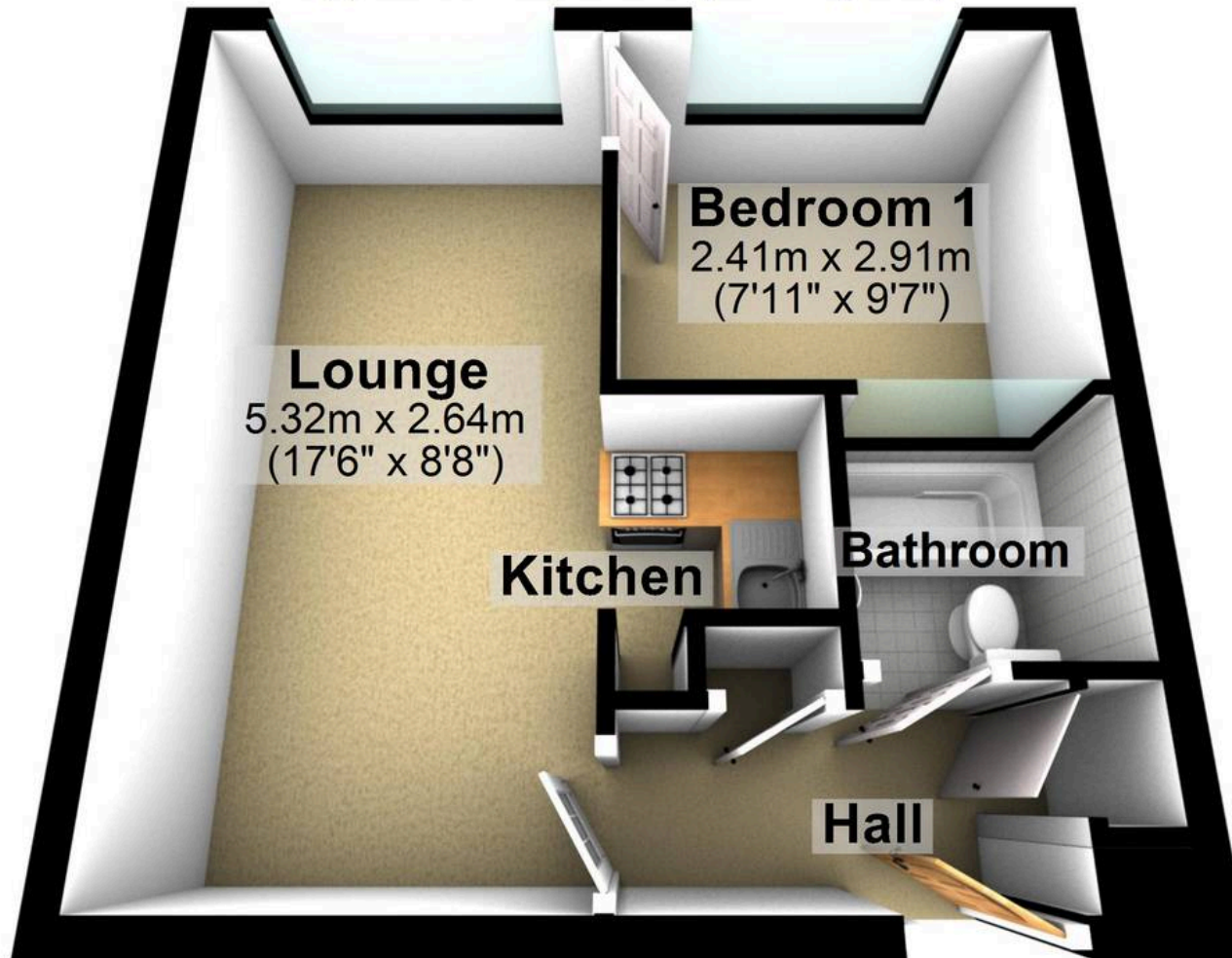
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Mid Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 30.1 sq. metres (324.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.