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36 Abbey View Road, Norton Lees, Sheffield, S8 8RF

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Asking Price £550,000

Welcome to Abbey View Road, Sheffield - an amazing property that boasts two reception rooms, four/five bedrooms, and three bathrooms. This modern and beautifully presented home offers underfloor heating on two floors, ensuring warmth and comfort throughout.

With stunning views enjoyed from the rear of the property, you'll wake up to picturesque scenes every day. This four/five bedroom house with three bathrooms provides ample space for a growing family or those who love to host guests.

In brief the property comprises; entrance hall with cloakroom/w.c. which leads to a reception room. central stairs from the hallway lead down to the lower level where you will find the separate utility room. The open plan living, dining, kitchen area has the kitchen space to one end with a side window providing natural light, to the end of the room is a bi-fold door which floods the space with further natural light.

Moving back through the house to the first floor is the landing, three bedrooms with one ensuite and family bathroom with a further study/bedroom no.5. To the top of the property is the master suite with alcove storage, built in wardrobes and ensuite shower room.

The property features an integral garage, perfect for parking or extra storage space. Step outside to discover a lovely patio area and a well-maintained lawned garden, ideal for relaxing or entertaining guests.

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 D.

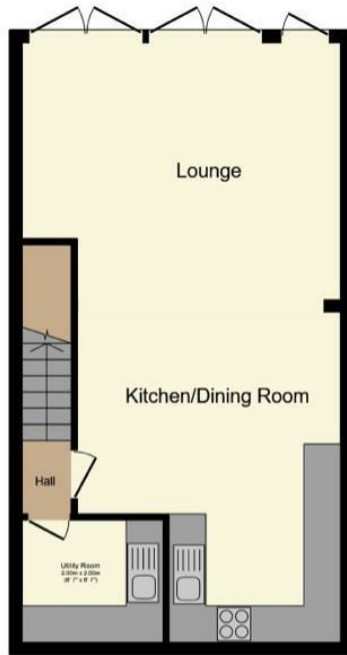
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

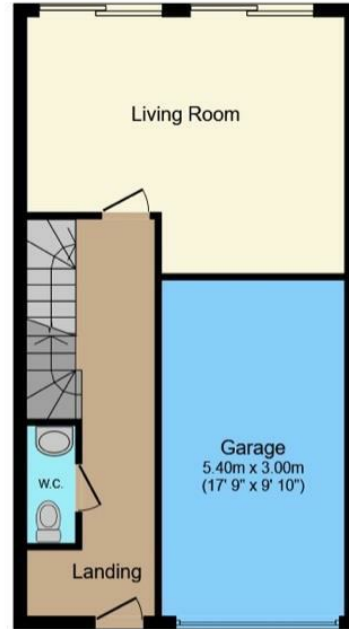
MORTGAGE FACILITIES

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.**

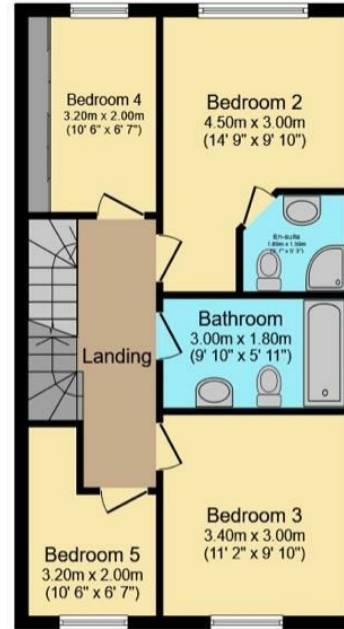
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Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 198.1 sq.m. (2,132 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 www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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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.

