



**HUNTERS**<sup>®</sup>  
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111 Henley Avenue, Norton, Sheffield, S8 8JJ

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## £650,000

Welcome to Henley Avenue, Sheffield - a stunning detached property set within the Gleeson Norton Model Village estate that boasts five spacious bedrooms and three modern bathrooms. This beautiful house features a convenient ground floor cloakroom/W.C., perfect for guests.

Step inside to discover the heart of the home - an open plan living, dining, and kitchen area that exudes warmth and comfort having underfloor heating, this space is ideal for cosy nights in with loved ones or entertaining guests whilst overlooking the garden.

The property also offers an integrated tandem garage, providing ample space for parking and storage. Outside, you'll find a fantastic landscaped garden complete with a charming patio and lush lawn, creating a serene outdoor oasis for relaxation and enjoyment.

Don't miss the opportunity to make this house your home - a perfect blend of modern convenience and stylish living awaits you at Henley Avenue.

### 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 E.

#### VACANT POSSESSION

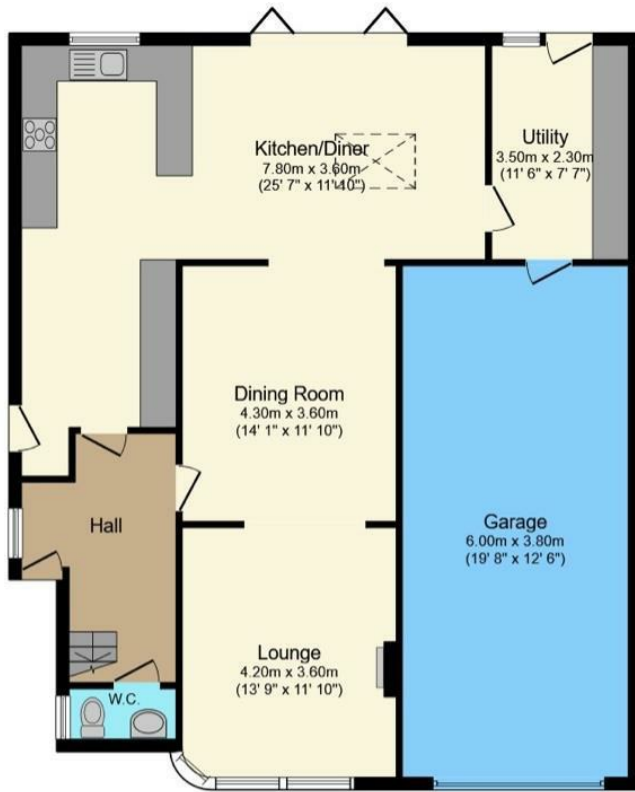
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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.

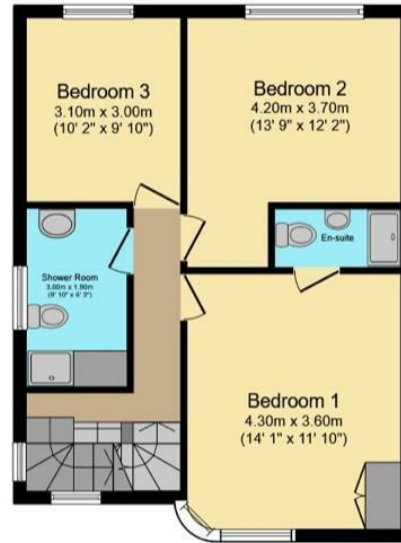
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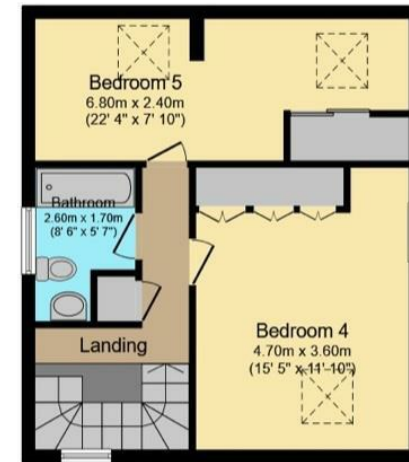
### Ground Floor

Floor area 121.4 m<sup>2</sup> (1,306 sq.ft.)



### First Floor

Floor area 52.4 m<sup>2</sup> (564 sq.ft.)



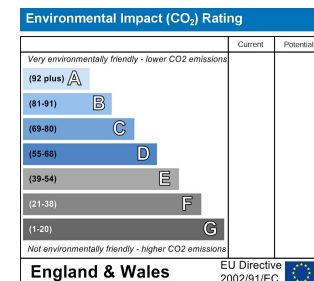
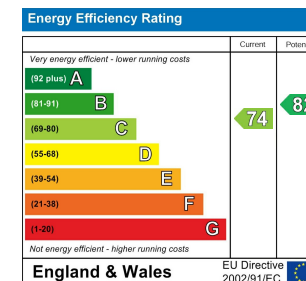
### Second Floor

Floor area 45.7 m<sup>2</sup> (492 sq.ft.)


TOTAL: 219.5 m<sup>2</sup> (2,362 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](http://www.Propertybox.io)

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



















