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115 Mount View Road, Norton Lees, Sheffield, S8 8PJ

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## Asking Price £220,000

Nestled in the charming Mount View Road of Norton Lees, Sheffield, this delightful 1930s semi-detached house having three bedrooms, perfect for a growing family or those in need of extra space. The property features a quaint bathroom, ideal for unwinding after a long day.

One of the highlights of this lovely home is the open plan dining kitchen, offering great potential for a warm and inviting space for family meals and entertaining guests. While the property would benefit from a modern touch throughout, this presents an exciting opportunity for the new owners to put their stamp on the place and create their dream home.

Outside, the property has a driveway providing off road parking along with front and rear gardens offering a tranquil escape from the hustle and bustle of everyday life, perfect for enjoying a morning coffee or hosting summer barbecues with loved ones. Additionally, the property comes with the added convenience of no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the chance to transform this property into a stylish and modern haven. With its desirable location and great potential, this semi-detached house on Mount View Road is just waiting for someone to make it their own.

### 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 B.

#### VACANT POSSESSION

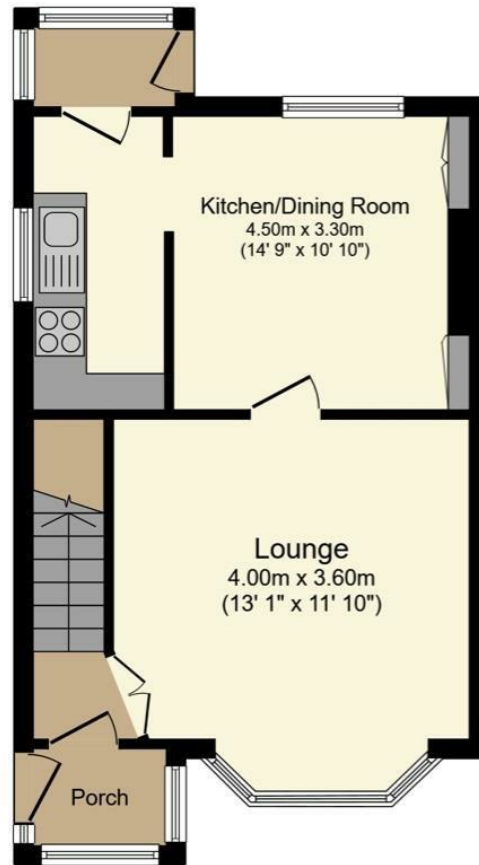
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

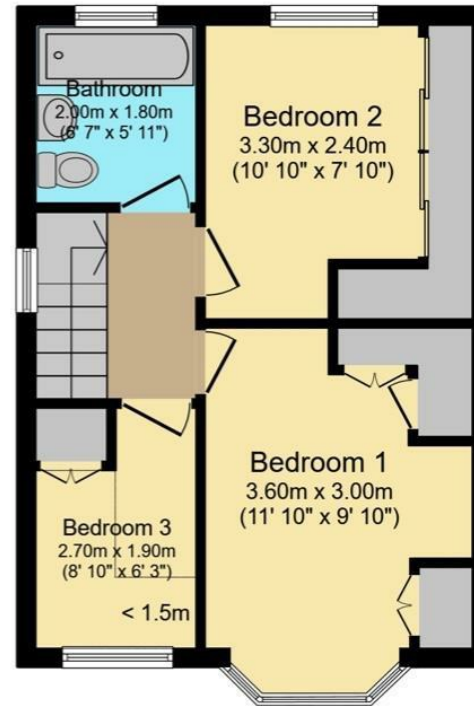
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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**Ground Floor**  
Floor area 38.9 m<sup>2</sup> (419 sq.ft.) approx



**First Floor**  
Floor area 32.6 m<sup>2</sup> (351 sq.ft.) approx

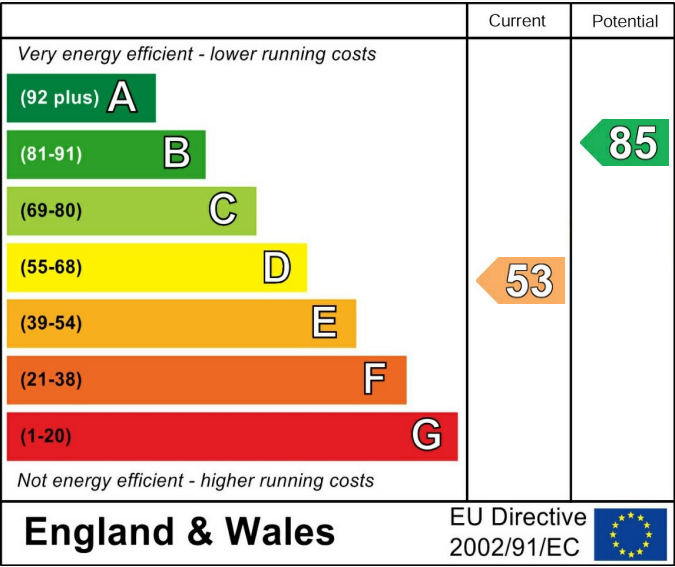
Total floor area 71.5 m<sup>2</sup> (770 sq.ft.) approx  
Restricted height areas 2.5 m<sup>2</sup> (27 sq.ft.)

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 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](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating



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.



















