



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

65 Stafford Road, Norfolk Park, Sheffield, S2 2SF

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## £400,000

Welcome to this stunning house located on Stafford Road in Norfolk Park. This property boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With five spacious bedrooms, there is plenty of room for a growing family or those who need space for work from home.

The two bathrooms in this house provide convenience and comfort for the whole household, making busy mornings a breeze. The open plan dining kitchen is a highlight of this property, offering a modern and sociable space for cooking and dining.

One unique feature of this house is the cellars in the basement, providing ample storage space or the potential for conversion into a home office, gym, or playroom. The off-road parking and detached garage is a practical addition, ensuring you always have a convenient place to park.

This property is offered with no onward chain, making the buying process smoother and quicker. Don't miss out on the opportunity to own this fantastic five-bedroom house with two bathrooms in a great location. Contact us today to arrange a viewing and make this house your new home!

### 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.**

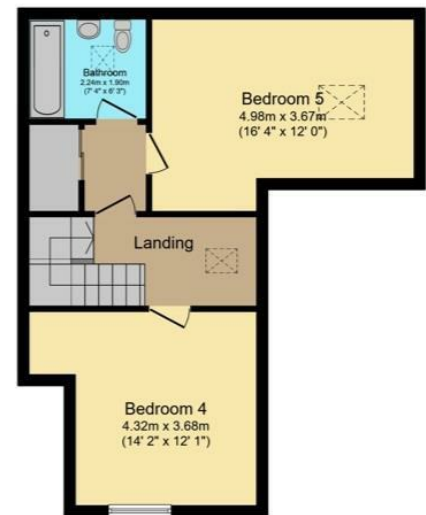
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**Ground Floor**  
 Floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx



**First Floor**  
 Floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx



**Second Floor**  
 Floor area 46.8 m<sup>2</sup> (504 sq.ft.) approx


Total floor area 183.8 m<sup>2</sup> (1,978 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	81
England & Wales		EU Directive 2002/91/EC	

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

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(55-68) <b>D</b>	<b>61</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.











