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17 Cinderhill Lane, Sheffield, S8 8JA

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Offers Over £325,000

Situated on the sought-after Cinderhill Lane in Norton, Sheffield, this beautifully presented semi-detached home effortlessly combines style, comfort, and practicality. Offering three generously proportioned bedrooms, the property is ideally suited to families, professionals, or those seeking versatile living space.

The ground floor boasts two inviting reception rooms, providing the perfect balance of cosy relaxation areas and elegant spaces for entertaining guests. At the heart of the home lies a contemporary kitchen, thoughtfully designed with modern fittings and finishes to create a space that is as functional as it is visually appealing.

Externally, the property truly excels. A substantial rear garden offers a private and tranquil setting—ideal for outdoor dining, family activities, or simply unwinding in the warmer months. This generous outdoor space is a rare and valuable feature for a home in such a convenient location.

Positioned within a popular and well-connected residential area, the property benefits from excellent local amenities, reputable schools, and superb transport links, providing easy access to Sheffield city.

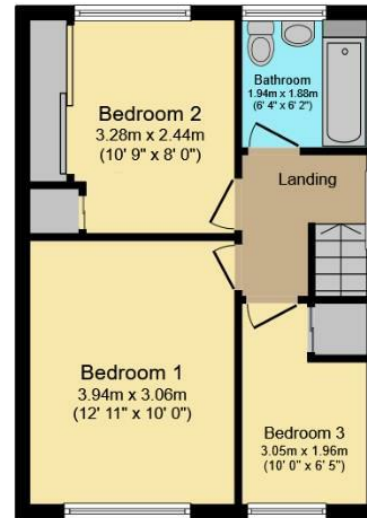
In summary, this exceptional three-bedroom home presents a fantastic opportunity to acquire a stylish and spacious property in one of Norton's most desirable locations. Early viewing is highly recommended to fully appreciate all that this home has to offer.

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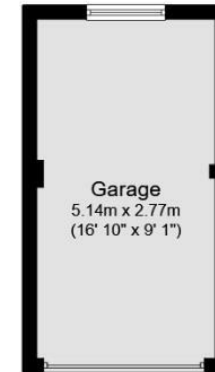
Ground Floor

Floor area 52.0 sq.m. (560 sq.ft.)



First Floor

Floor area 37.5 sq.m. (404 sq.ft.)

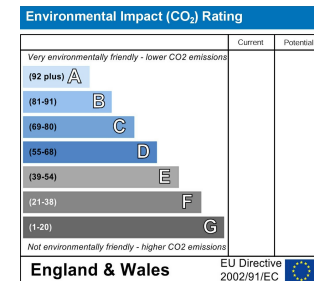
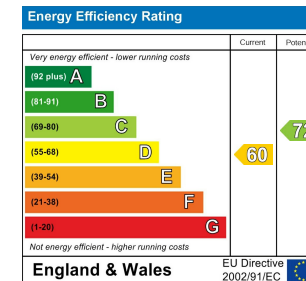


Garage

Floor area 13.9 sq.m. (150 sq.ft.)

Total floor area: 103.5 sq.m. (1,114 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



General Remarks
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TENURE
This property is long Leasehold with a term of 800 years from 1967 at a ground rent of £24 per annum.

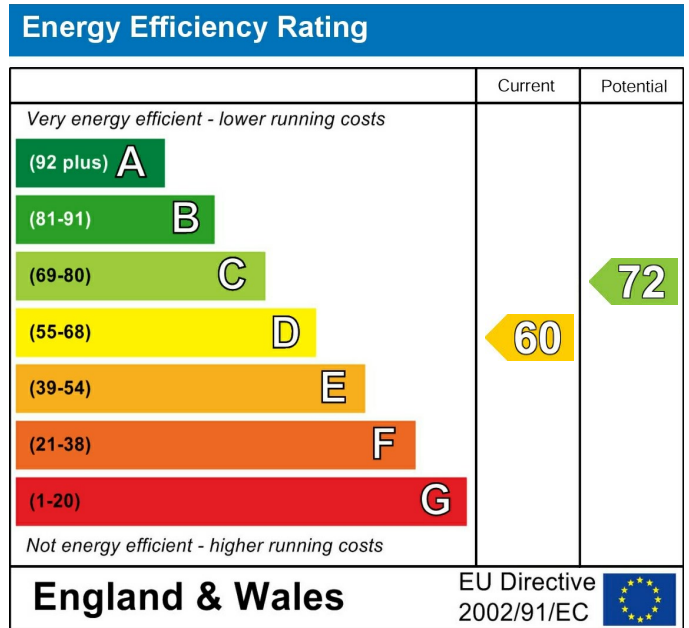
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.

Anti Money Laundering
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.









