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5 Thorpe House Road, Norton Lees, Sheffield, S8 9NR

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**£260,000**

Nestled on the charming Thorpe House Road in Sheffield, this delightful semi-detached house, built in the 1930's it offers a perfect blend of classic character and modern convenience. With three bedrooms and an occasional loft room, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by a side entrance lobby and bay windowed reception room that invites warmth and comfort, perfect for relaxing or entertaining. The dining kitchen is to the rear and offering space for family meals and gatherings.

The property boasts a level lawned garden, an excellent outdoor area for children to play or for hosting summer barbecues. The driveway accommodates parking for up to three vehicles, leading to a garage that offers additional storage solutions.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to upsize, this property presents a fantastic opportunity to create your ideal living space in a sought-after location.

## GENERAL REMARKS

## TENURE

This property is Leasehold.

## RATING ASSESSMENT

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

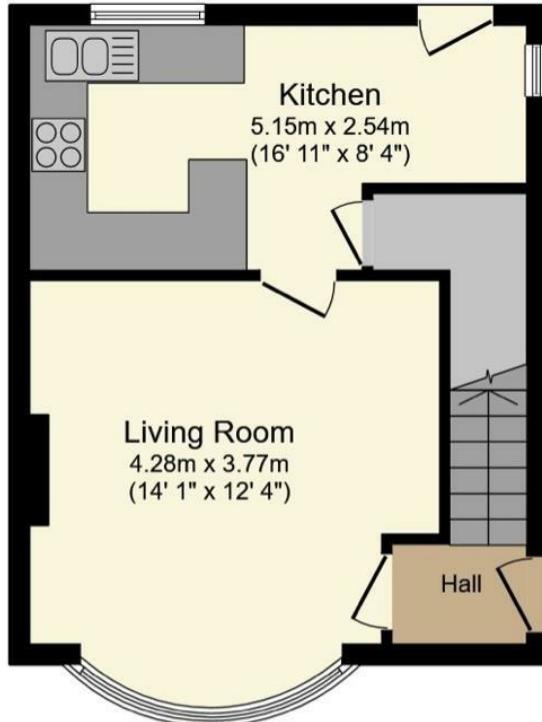
## VACANT POSSESSION

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

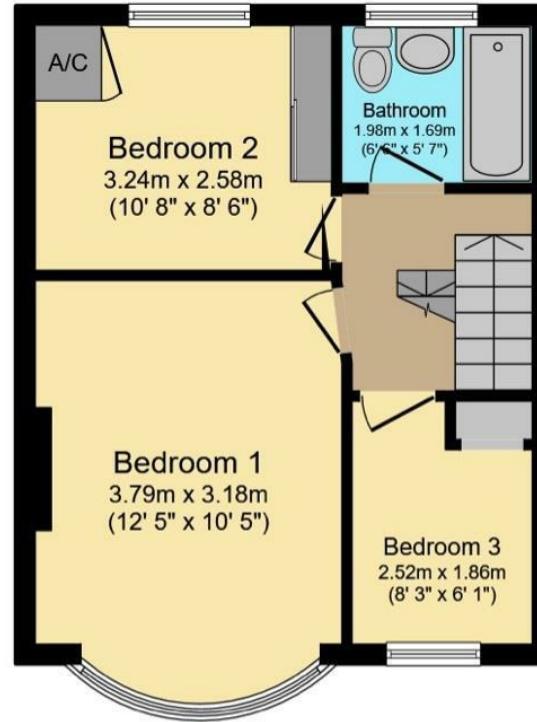
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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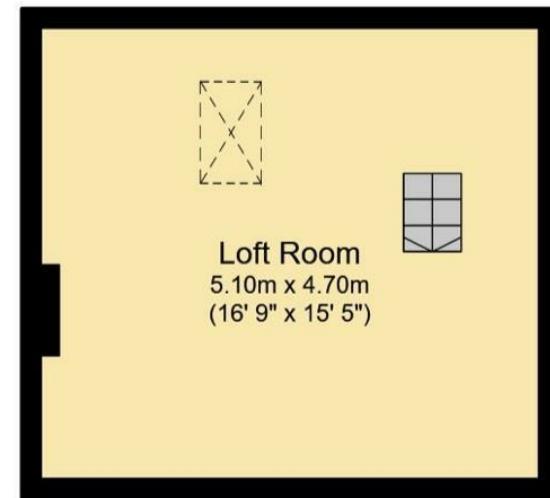
## Ground Floor

Floor area 34.4 sq.m. (370 sq.ft.) approx



## First Floor

Floor area 34.2 sq.m. (368 sq.ft.) approx



## Second Floor

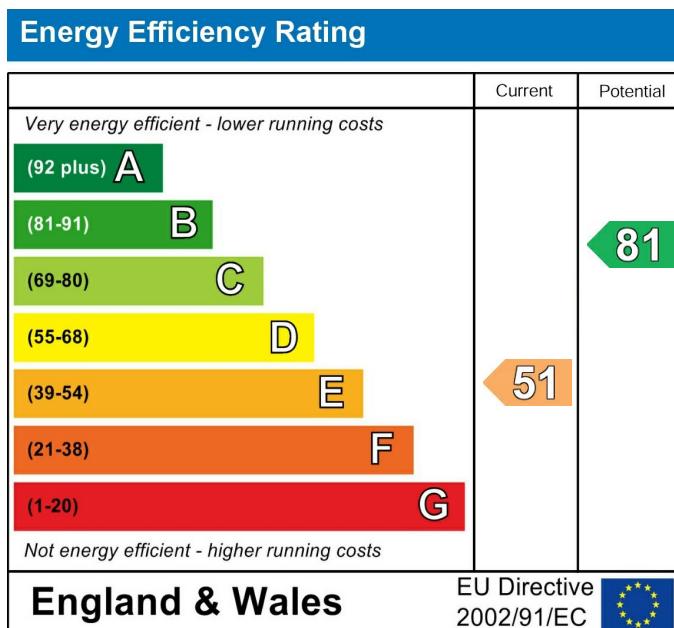
Floor area 24.0 sq.m. (259 sq.ft.) approx

Total floor area 92.6 sq.m. (996 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](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			
England & Wales			

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.



