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HERE TO GET *you* THERE

121 Lees Hall Road, Norton Lees, Sheffield, S8 9JL

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£240,000

Nestled in the charming area of Norton Lees in Sheffield, this delightful semi-detached house on Lees Hall Road is a true gem waiting to be discovered. Boasting a spacious living room overlooking the garden, three bedrooms, and a modern kitchen and bathroom, this property offers the perfect blend of comfort and style.

One of the standout features of this lovely home is its beautifully landscaped garden that backs onto serene woods, providing a peaceful retreat right at your doorstep. Imagine enjoying your morning coffee surrounded by nature's tranquillity or hosting a barbecue with friends and family in this idyllic setting.

Convenience is key with a garage for parking or extra storage, ensuring that your vehicles and belongings are always secure. Additionally, the property's excellent access to Newfield School makes it an ideal choice for families with school-going children, offering a seamless daily routine.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful neighbourhood. Book a viewing today and step into the lifestyle you've been dreaming of!

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 1957 at a ground rent of £10 per annum.

RATING ASSESSMENT

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

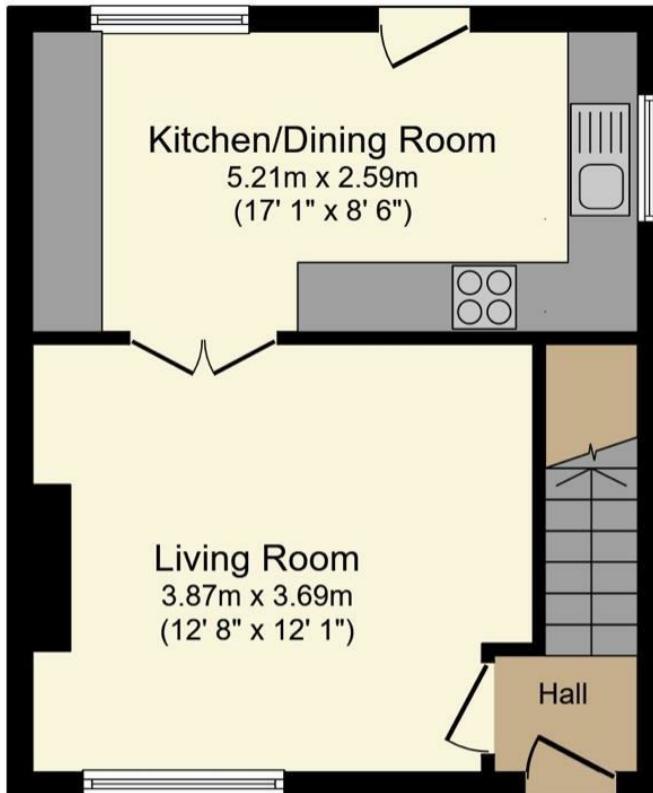
VACANT POSSESSION

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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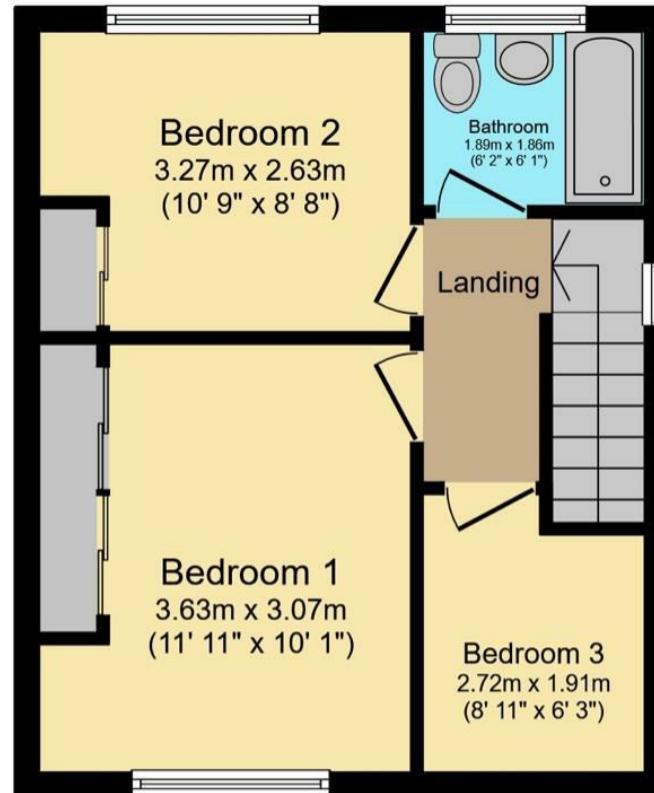


Ground Floor

Floor area 33.2 m² (358 sq.ft.) approx

Total floor area 66.5 m² (716 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



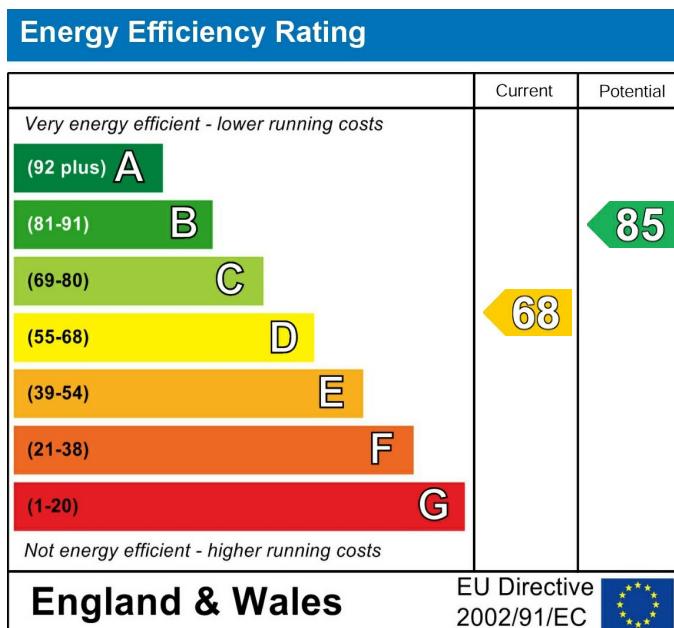
First Floor

Floor area 33.2 m² (358 sq.ft.) approx

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



