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146 Harvey Clough Road, Norton Lees, Sheffield, S8 8PG

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£250,000

GUIDE PRICE £250,000 - £260,000

Located on the charming Harvey Clough Road in Norton Lees, this semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space.

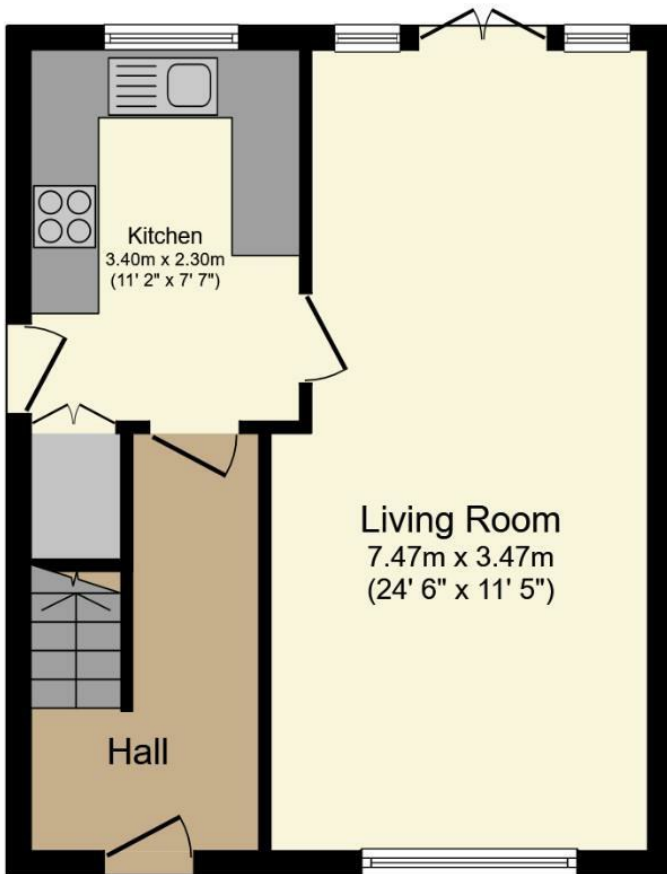
The entrance hall has stairs to the first floor along with access to the kitchen which has a range of matching wall and base units, pantry and doors to both the side and the open plan living room which is bathed in natural light from both front and rear windows.

To the first floor is the landing, three bedrooms and a modern white bathroom suite, providing a clean and fresh space for your daily routines.

Outside, you will find a level garden that is perfect for outdoor enjoyment. The garden features a lovely patio seating area, ideal for al fresco dining or simply unwinding in the sun, while the remainder is laid to lawn, offering ample space for children to play or for gardening enthusiasts to cultivate their green fingers.

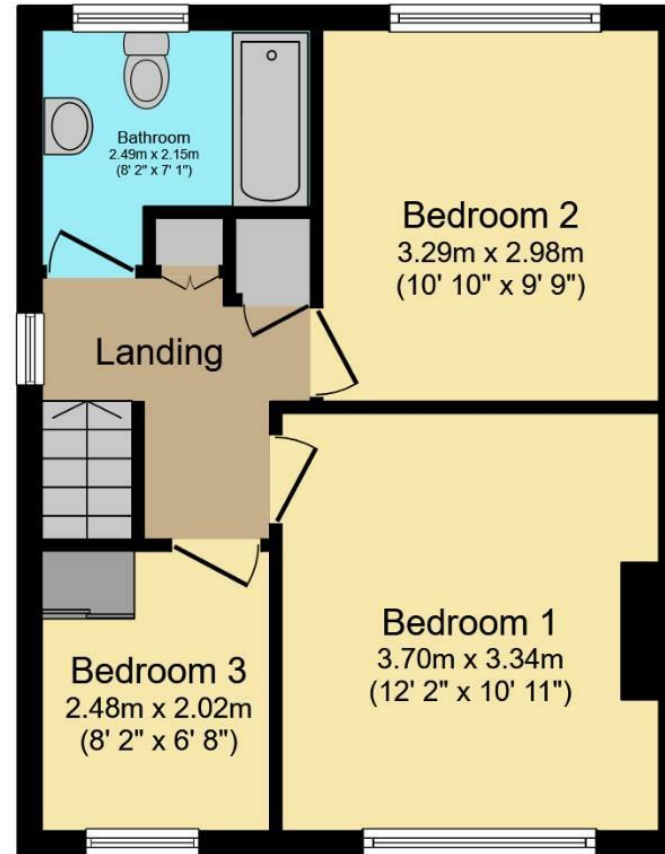
A parking space is complemented by a detached single garage, providing additional storage or workshop potential. This property is not only practical but also offers a welcoming environment in a sought-after location. With its appealing features and convenient amenities, this semi-detached house on Harvey Clough Road is a wonderful opportunity for those looking to make a new home in Sheffield.

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Ground Floor

Floor area 38.7 sq.m. (417 sq.ft.)

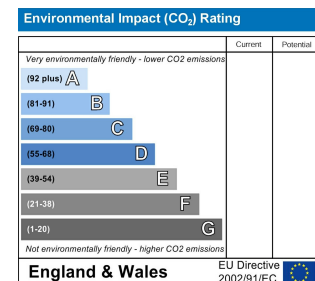
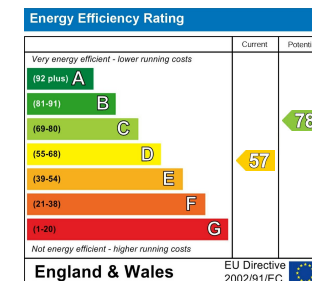


First Floor

Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 77.4 sq.m. (833 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
GENERAL REMARKS

TENURE
This property is Freehold.

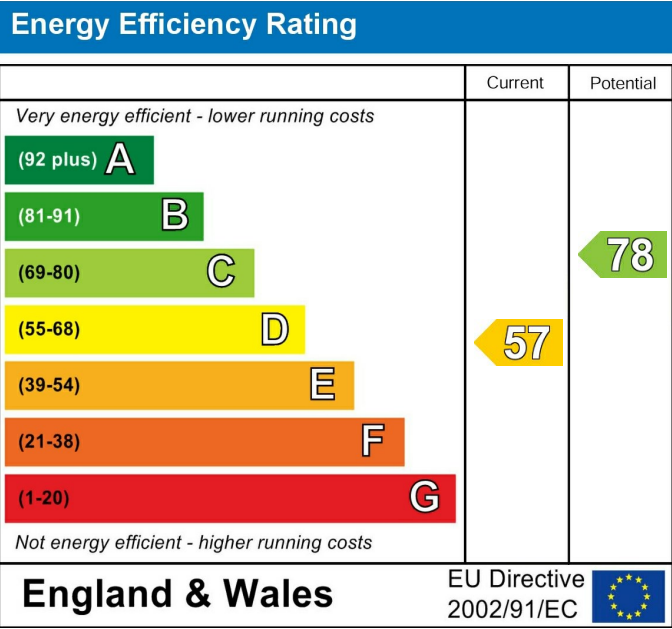
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.

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.



