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10 Henley Avenue, Norton, Sheffield, S8 8JH

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£425,000

Nestled on the charming Henley Avenue in Sheffield, this delightful semi-detached house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.

The heart of the home is the inviting kitchen, which is designed for both functionality and warmth having a separate utility room with access to the integral garage and garden patio. The property boasts two modern bathrooms, catering to the needs of a busy household.

For those with vehicles, the property features off-road parking for two vehicles, along with an integral garage, providing convenience and security.

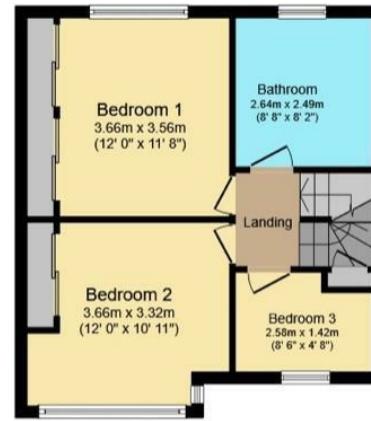
Step outside to discover a beautifully landscaped south-facing garden, a true highlight of this home. This outdoor space is perfect for enjoying sunny days, complete with a bar for entertaining and garden storage for all your outdoor essentials.

This property on Henley Avenue is not just a house; it is a wonderful family home that offers both comfort and a vibrant lifestyle. With its excellent location and thoughtful features, it is sure to appeal to those looking for a place to create lasting memories.

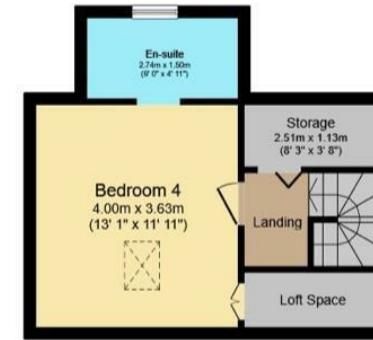
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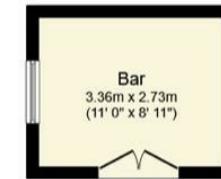
**Ground Floor**



**First Floor**



**Second Floor**

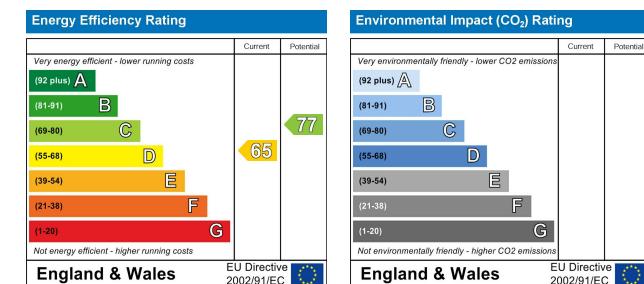


**Outbuilding**

Total floor area 144.5 sq.m. (1,555 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).

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## General Remarks

### GENERAL REMARKS

#### TENURE

This property is long Leasehold with a term of 800 years from 25/03/1950 no ground rent is paid due to an absent landlord.

#### RATING ASSESSMENT

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

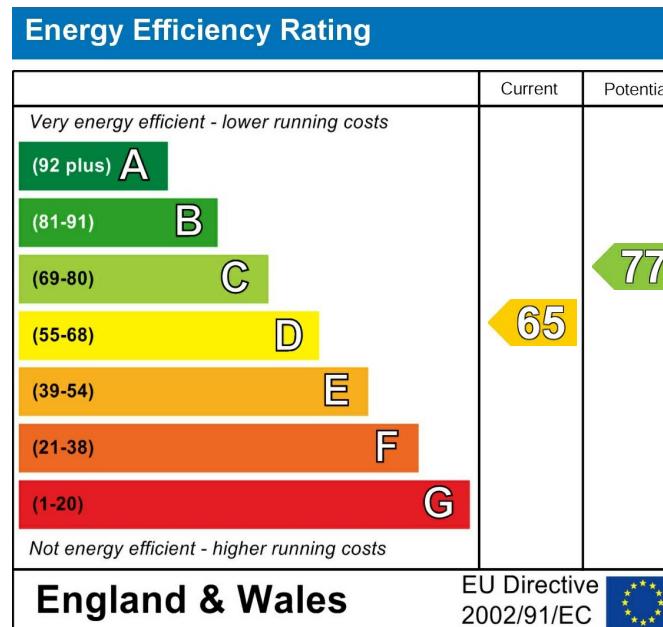
#### VACANT POSSESSION

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.**



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.

