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46 Thorpe House Road, Norton Lees, Sheffield, S8 9NS

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£280,000

Nestled in the desirable area of Norton Lees, Sheffield, this charming three-bedroom semi-detached house on Thorpe House Road offers a perfect blend of comfort and modern living. The property boasts an inviting bay window that enhances the character of the home, allowing natural light to flood the living room.

The heart of the home is the contemporary dining kitchen, which features high gloss wall and base units, providing ample storage and a stylish cooking space. This well-designed area is perfect for family meals and entertaining guests. Off the dining kitchen is a conservatory which overlooks the garden.

Upstairs, you will find three bedrooms, each offering a peaceful retreat for rest and relaxation. The modern family bathroom is conveniently located, ensuring ease of access for all.

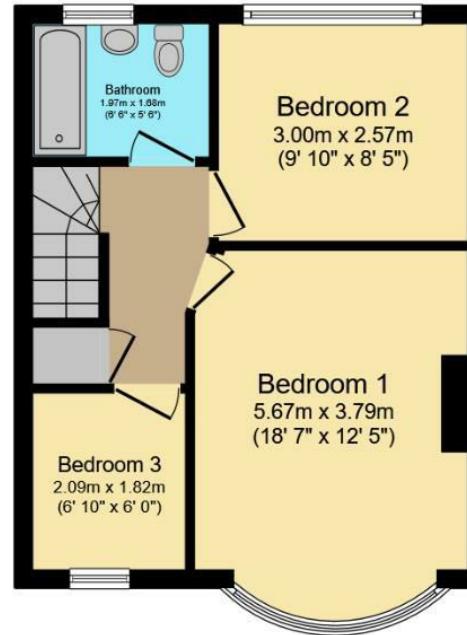
Outside, the property benefits from a south-facing level garden, predominantly laid to lawn, making it an ideal space for children to play or for hosting summer gatherings. The driveway accommodates parking for up to three vehicles, providing off-road convenience, and there is also access to a garage for additional storage or vehicle space.

This delightful home is perfect for families or professionals seeking a comfortable and stylish residence in a sought-after location. With its modern amenities and lovely outdoor space, this property is sure to impress. Don't miss the opportunity to make this house your home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor
Floor area 43.0 sq.m. (463 sq.ft.)



First Floor
Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 77.1 sq.m. (830 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	EU Directive 2002/91/EC		
England & Wales		England & Wales	

General Remarks

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 1000 years from 24th June 1933 at a ground rent of £3.25 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.

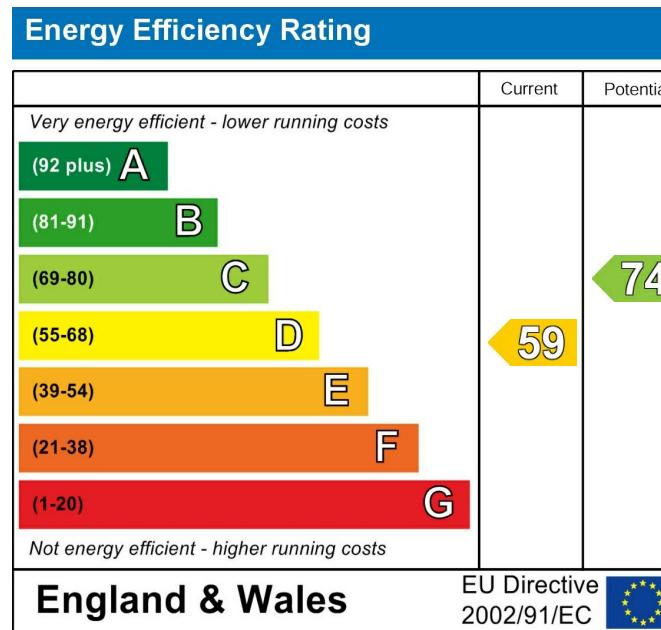
MORTGAGE FACILITIES

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.

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.

