

HUNTERS®
HERE TO GET *you* THERE

80 Lees Hall Road, Norton Lees, Sheffield, S8 9JN

80 Lees Hall Road, Norton Lees, Sheffield, S8 9JN

£300,000

This charming semi-detached house offers a perfect blend of contemporary style and comfortable living. The property boasts three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering via the side entrance lobby there is space for utilities and an under stairs cupboard which flows through into the heart of the home which is undoubtedly the extended dining kitchen, which features modern base units, oak worktops and island, bifold doors seamlessly connect the indoor space to the west-facing garden. This delightful outdoor area is perfect for enjoying sunny afternoons, complete with a pagoda for shade and a garden shed for storage.

The property has been tastefully decorated throughout, ensuring a fresh and modern feel. The bay windowed living room has a multi fuel stove and a door to the front entrance lobby which in turns leads to the stairs.

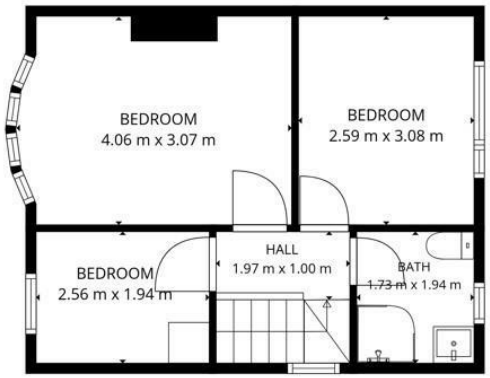
On the first floor is the landing, three bedrooms and shower room which adds to the convenience of this lovely home, catering to the needs of busy lifestyles.

Situated on a corner plot, this residence benefits from West facing garden space, enhancing its appeal. Additionally, the block-paved off-road parking to the front provides practicality and ease for residents and visitors alike.

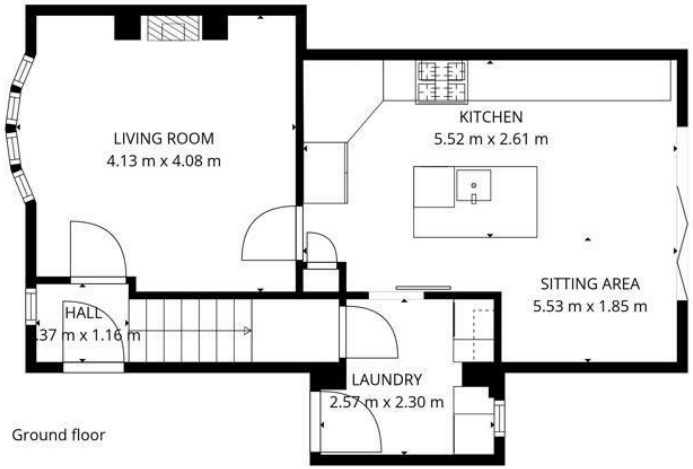
This semi-detached house on Lees Hall Road is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. With its modern amenities and charming features, it is sure to attract those looking for a comfortable and stylish home.

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

This Hunters business is independently owned and operated by S G Property Agents Ltd | Registered Address: 208 Crookes, Sheffield, South Yorkshire, S10 1TG | Registered Number: 06612172 England and Wales | VAT No: 936 2923 07 with the written consent of Hunters Franchising Limited.



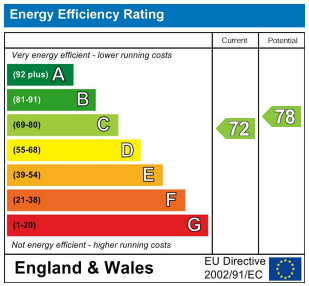
1st floor

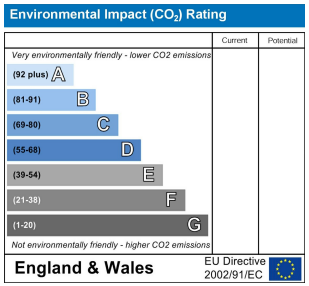


Ground floor

TOTAL: 83 m2
Ground floor: 49 m2, 1st floor: 34 m2
EXCLUDED AREAS: WALLS: 8 m2

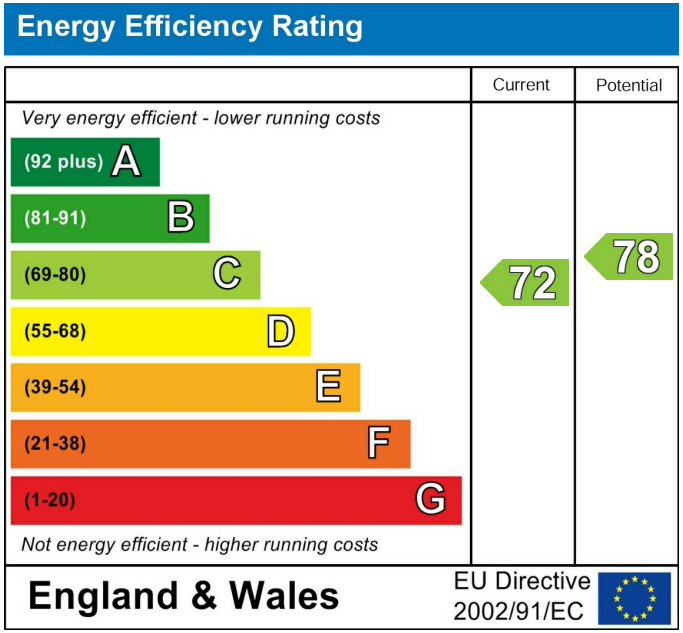
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Anti Money Laundering

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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.








COAL


#THIS GIRL CAN
BOSCH


#THIS GIRL CAN
Chocolate Black Forest
The World Famous
Three Lab Bakery
BOSCH


Coffee




HOMEMADE
APPLE PIE


HOMEMADE
APPLE PIE




MY FUNNY VALENTINE


MY FUNNY VALENTINE


APPLE PIE





