



## 11 Norfolk Park Drive, Sheffield

- Ground floor apartment
  - Two bedrooms
  - Residents parking
  - Convenient location.
- No Chain
- Quite residential location
- Close to the city centre

**Asking Price £115,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters Hunters Bar are delighted to present a ground floor 2 bedroom apartment with floor to ceiling windows overlooking the manicured grounds of this development. Ideally situated on a private cul-de-sac with residents parking. Entrance via front door into a porch area. Door through to the lounge/diner, a spacious room with floor to ceiling windows and space for furniture and with TV aerial point and sockets. Door leading into the kitchen with a range of wall and base units with space for a washing machine and fridge freezer. A door leading off from the lounge/diner gives access to two double bedrooms both with fitted wardrobes. Bathroom with 3 piece suite comprising bath, W/C and sink. The property benefits from warm air heating system. The apartment is ideal for professionals, couples or those looking to downsize.

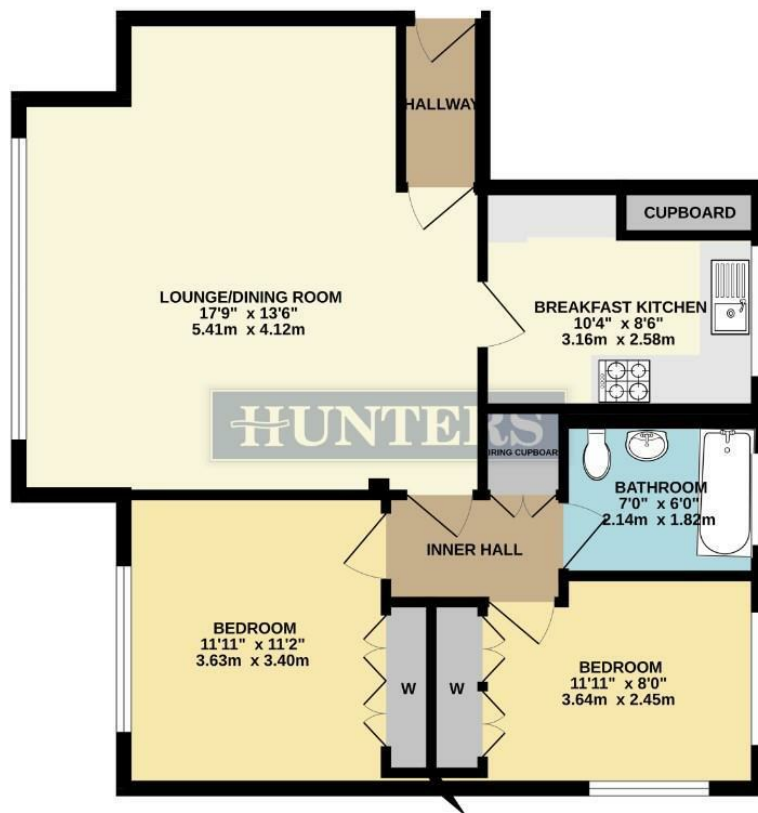
Located only a short distance from the city centre, with bus and Supertram stops on the doorstep, an early inspection is strongly recommended. We are advised by the Local Authority that the property is assessed for Council Tax Band A. **VACANT POSSESSION**  
Vacant possession will be given on completion.







GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Microplot 6/2024

## Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** 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

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