



HUNTERS[®]
HERE TO GET *you* THERE

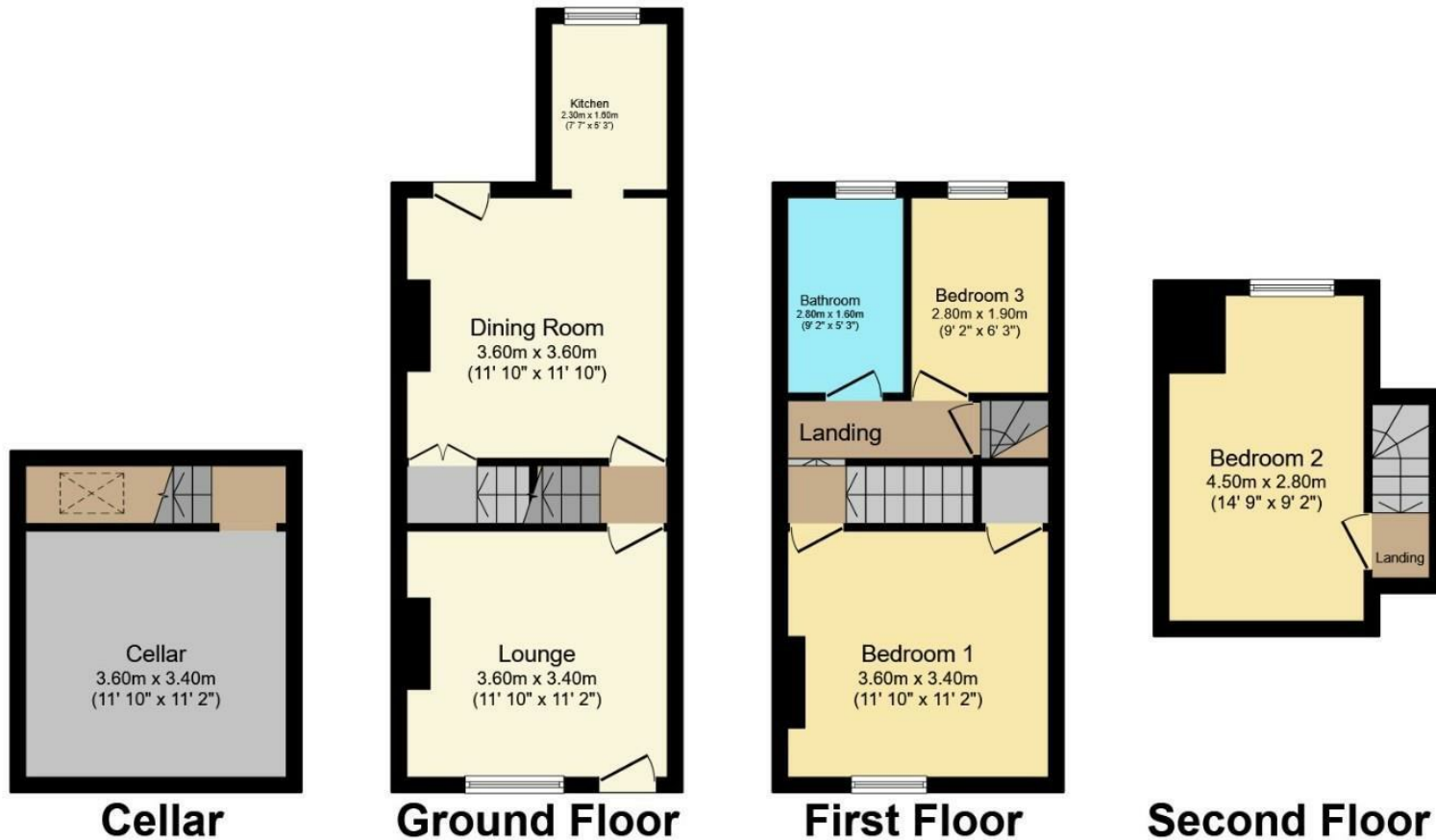
24 Norris Road, Sheffield, S6 4QS

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Asking Price £210,000

Hunters Hillsborough are delighted to present an immaculate three bedroom mid terrace home with a pleasant garden situated on a popular residential street in the heart of Hillsborough. The property has been finished to a high standard by the current vendors and some items of furniture are available to purchase subject to further negotiations. Entry to the property via the rear door into a stunning kitchen diner with laminate flooring running throughout the ground floor. The kitchen is an off shot fitted with a range of wall and base units having grey fronts and accompanying work surfaces. Integrated appliances include an electric oven and a gas hob along with a dishwasher and space for a free standing washing machine. From the diner there is access to the cellar head with a trap door leading down. The tall fridge freezer stands at the cellar head. Relaxing lounge with a vertical radiator, alcoves and an electric remote control inset fire. The first floor has a front facing double bedroom with access to under stairs storage. Good size single used as a dressing room and a luxury family bathroom with bath, rainfall shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with a dormer window and exposed beams. Outside is a low maintenance rear garden with a raised decked entertaining area idea for a pizza oven and BBQ. Steps down to the artificial grass further decking.

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Total floor area 91.2 m² (982 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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LOCAL AREA

Ideally situated for access to Malin Bridge school and local shops. Short walk into Hillsborough with an abundance of local amenities and the Sheffield Supertram Network. Local green spaces include Hillsborough Park and Rivelin Valley Nature walks.

GENERAL REMARKS

TENURE

We are advised by the vendor that the property is Freehold

RATING ASSESSMENT

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


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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. 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.







