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338 Warminster Road, Norton Lees, Sheffield, S8 8PT

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£280,000

Located on Warminster Road in the vibrant city of Sheffield, this charming semi-detached house offers a delightful blend of character and modern living. The property boasts a bay window through living room which enhances the spacious feel of the home and allows natural light to flood the interior. The heart of the home is the well-appointed dining kitchen creating an ideal space for family gatherings and dinner parties.

The first floor features a landing that leads to three generously sized double bedrooms, with fitted wardrobes installed in bedrooms no.2 & 3, providing ample storage space. The tiled shower room is both stylish and functional, catering to the needs of a busy household.

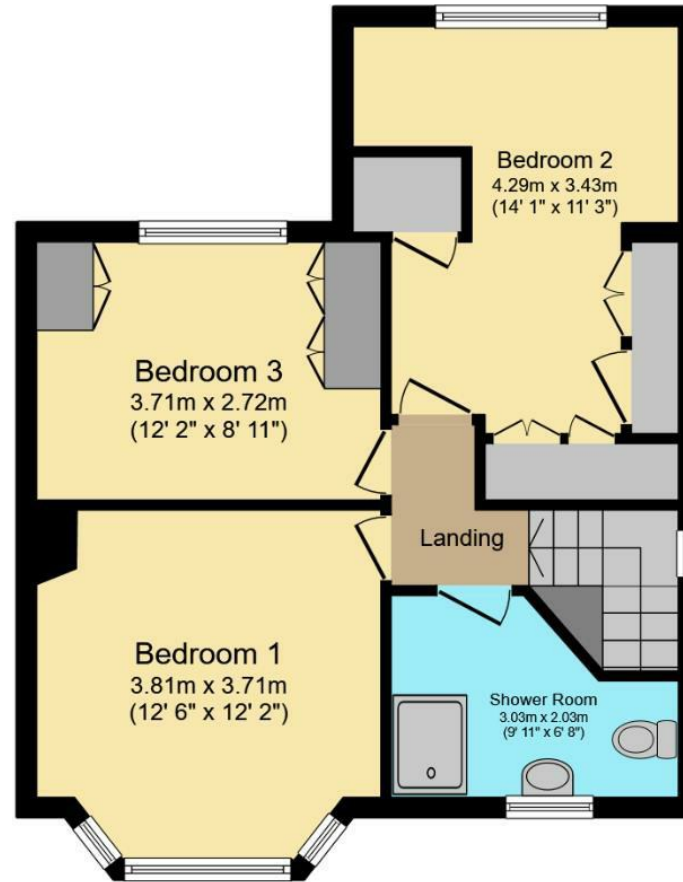
Outside, the property benefits from off-road parking ensuring convenience for residents and guests alike. The enclosed rear garden offers a private retreat, perfect for enjoying the outdoors or hosting summer barbecues. Additionally, the home is situated next to the picturesque Graves Park, providing a wonderful opportunity for leisurely walks and outdoor activities.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this semi-detached house on Warminster Road is a fantastic opportunity not to be missed.

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



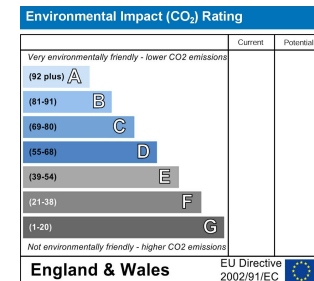
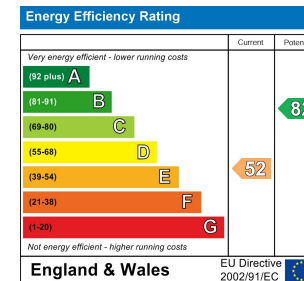
Ground Floor
Floor area 48.8 sq.m. (525 sq.ft.)



First Floor
Floor area 48.9 sq.m. (526 sq.ft.)

Total floor area: 97.6 sq.m. (1,051 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



General Remarks
GENERAL REMARKS

TENURE
This property is long Leasehold with a term of 800 years from 25th March 1933 at a ground rent of £** per annum.

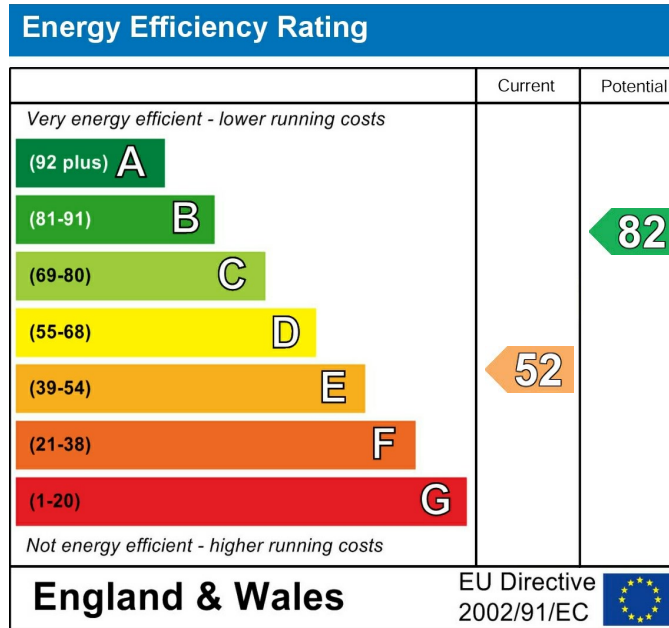
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.

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, Coadjute, will securely manage these checks on our behalf. 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 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.









