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30 Thorpe House Rise, Norton Lees, Sheffield, S8 9NL

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£300,000

Located in the desirable area of Norton Lees, this extended three-bedroom semi-detached house on Thorpe House Rise presents an excellent opportunity for families and professionals alike. The property boasts a new roof, ensuring peace of mind for years to come.

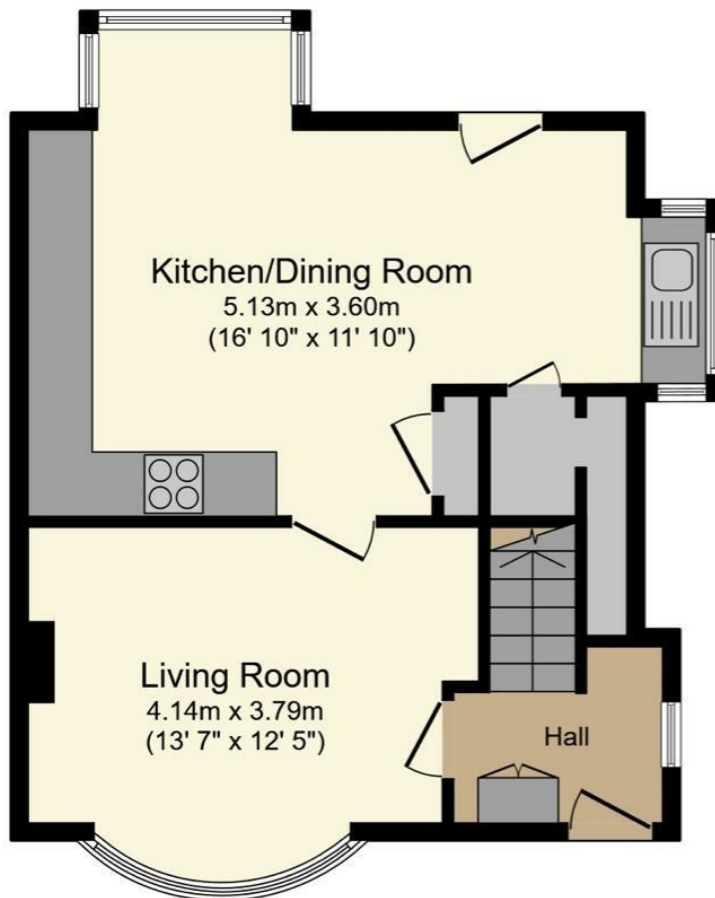
Upon entering, you will find an enlarged entrance lobby with stairs to the first floor. The living room is to the front and offers versatility for both relaxation and entertaining. The heart of the home is the open-plan dining kitchen, which is perfect for family gatherings and social occasions. The kitchen is designed with modern living in mind, providing a bright and inviting space for culinary creativity. There is access to additional extended storage off the kitchen.

The property is neutrally decorated throughout, allowing you to easily personalise the space to your taste. To the first floor is the landing, three bedrooms with rooms No. one and two having bay windows whilst the third is currently used as a home office. The modern white bathroom suite adds a touch of elegance and functionality, catering to all your daily needs.

Outside, the front of the house features off-road parking for two vehicles, a valuable asset in this sought-after area. The level garden at the rear is a delightful retreat, complete with a well-maintained lawn and a patio area, ideal for outdoor dining or simply enjoying the fresh air.

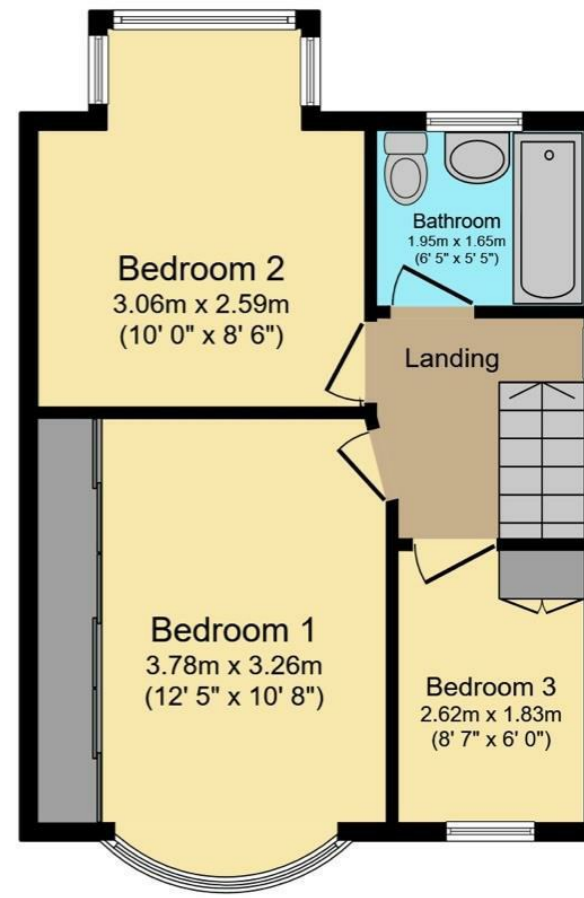
This charming semi-detached house combines comfort, style, and practicality, making it a perfect choice for those looking to settle in a friendly community. With its excellent amenities and transport links nearby, this property is not to be missed.

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Ground Floor

Floor area 40.6 sq.m. (437 sq.ft.) approx



First Floor

Floor area 35.6 sq.m. (383 sq.ft.) approx

Total floor area 76.2 sq.m. (820 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		
	65	73
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales		

General Remarks
GENERAL REMARKS

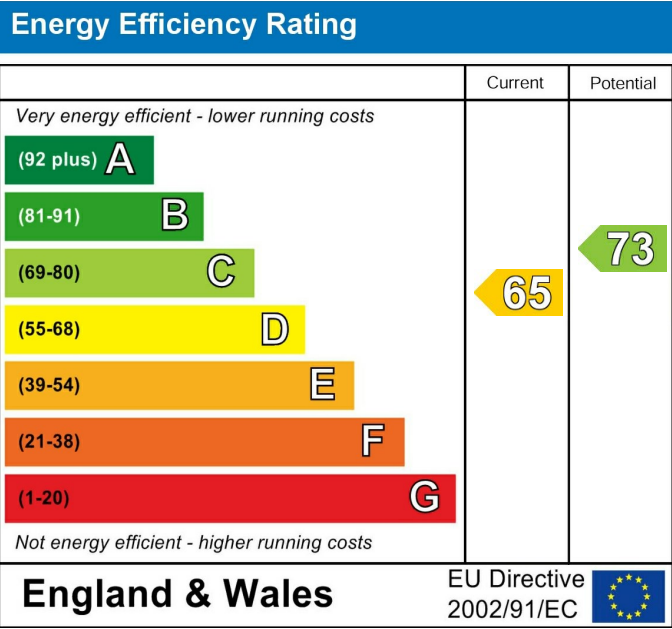
TENURE
This property is Freehold.

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.



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.



