



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

3 Abbey View Road, Norton Lees, Sheffield, S8 8RE

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## Offers Over £260,000

Welcome to Abbey View Road, Sheffield - a charming location for this delightful 2-bedroom, 1-bathroom extended semi-detached house. This property boasts well-manicured gardens, perfect for enjoying the British seasons.

As you step inside, you are greeted by a lobby with stairs rising to the first floor. The bay window lounge exudes warmth and comfort, offering a perfect spot to relax after a long day. The modern fitted kitchen, and the extension to the side provides a lovely dining area for entertaining friends and family.

One unique feature of this property is the therapy room at the front, complete with a convenient WC. This versatile space could be used for a variety of purposes, from a home office to a relaxation retreat.

The first floor has two double bedrooms and the white bathroom is elegantly designed, featuring a shower over the bath for your convenience. With gas central heating and double glazing, you can stay cosy and warm during the colder months, while enjoying plenty of natural light throughout the house.

Don't miss out on the opportunity to make this extended semi-detached house your new home. Contact us today to arrange a viewing and experience the charm of Abbey View Road for yourself with NO UPPER CHAIN.

### GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 years from 17/07/1933 at a Pepper Corn ground rent.

### RATING ASSESSMENT

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

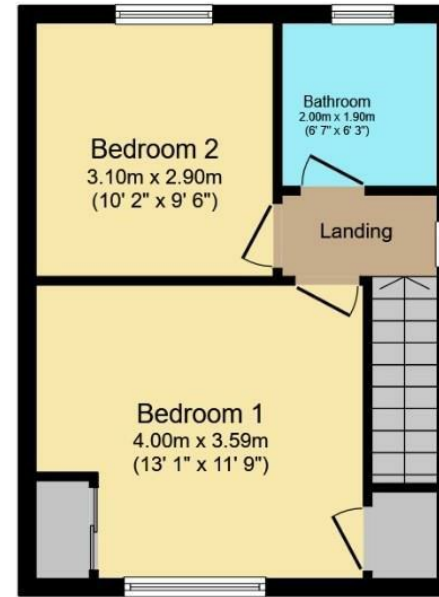
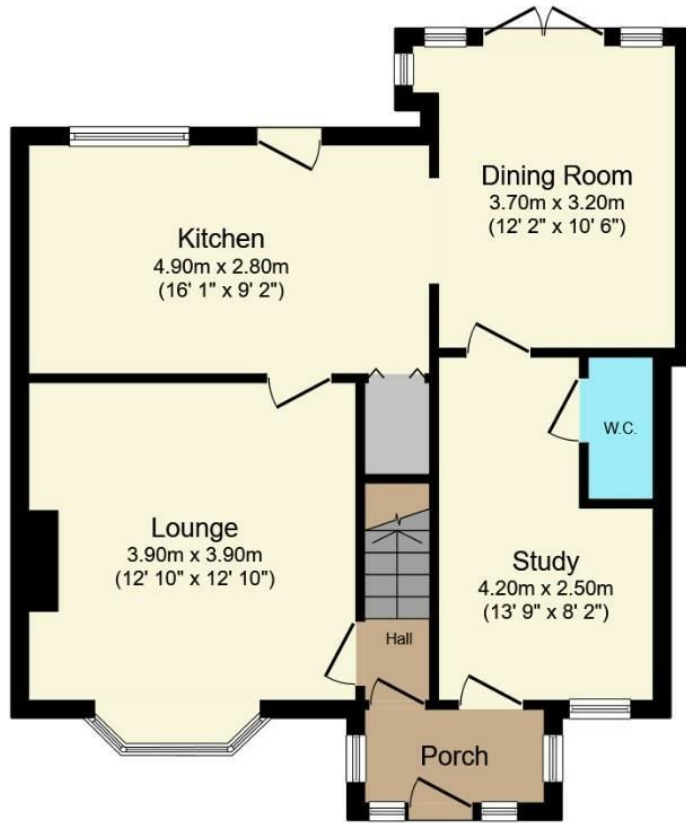
### VACANT POSSESSION

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.

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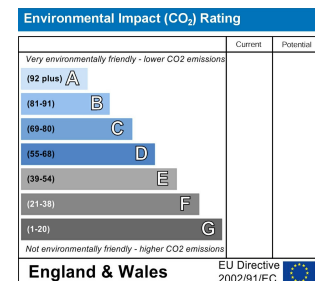
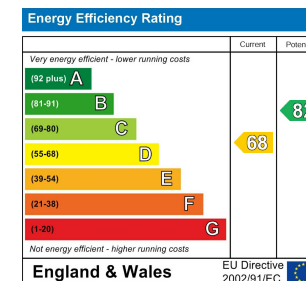
**Ground Floor**

**First Floor**

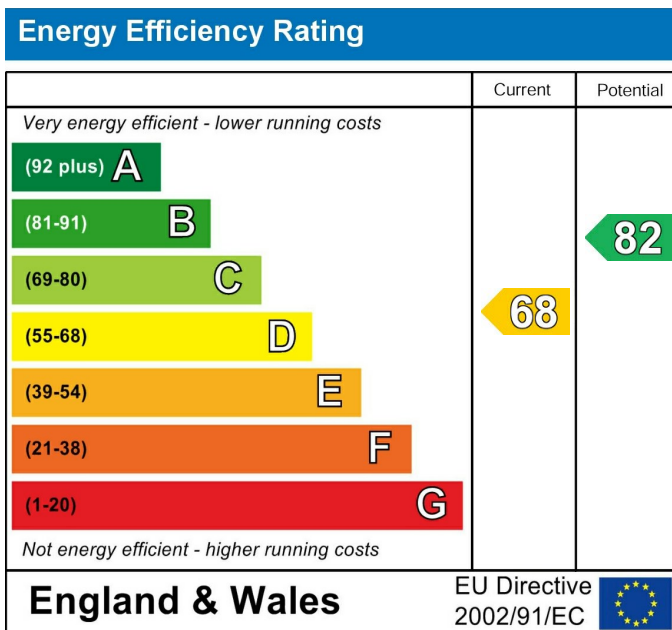
Total floor area 93.1 m<sup>2</sup> (1,002 sq.ft.) approx

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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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. Once an offer is accepted (subject to contract), 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.









