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140 Mount View Road, Sheffield, S8 8PL

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£250,000

Nestled in the charming area of Norton Lees, Sheffield, this delightful three-bedroom terrace house on Mount View Road presents an excellent opportunity for both families and investors alike. As an end property in a row of three, it offers a sense of privacy and space that is often sought after in urban living.

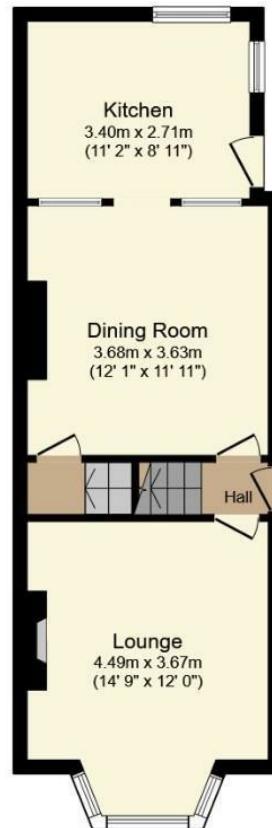
Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is practical, making it easy to envision your personal touch throughout the home. This presents a wonderful chance to create a living space that truly reflects your style and preferences.

The generous rear garden is a standout feature, offering a tranquil outdoor retreat for gardening enthusiasts or a safe play area for children. It is an ideal space for summer barbecues or simply enjoying the fresh air.

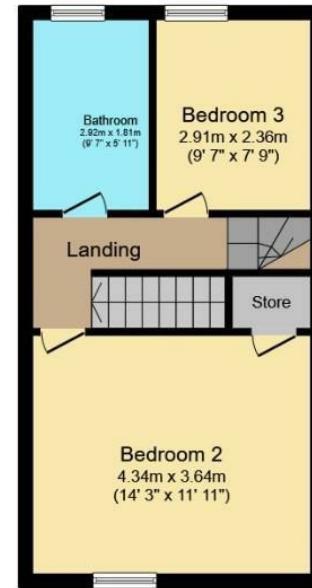
With no onward chain, this property is ready for you to make it your own. Located in a well-established neighbourhood, you will find local amenities, schools, and parks within easy reach, making it a convenient choice for families.

In summary, this three-bedroom terrace house on Mount View Road is a promising opportunity for those looking to invest in a property with potential. With its spacious rooms, lovely garden, and the chance to modernise, it is a canvas waiting for your vision. Do not miss the chance to explore this inviting home.

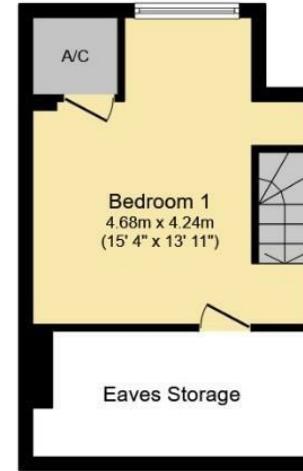
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 97.1 sq.m. (1,045 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
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 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.

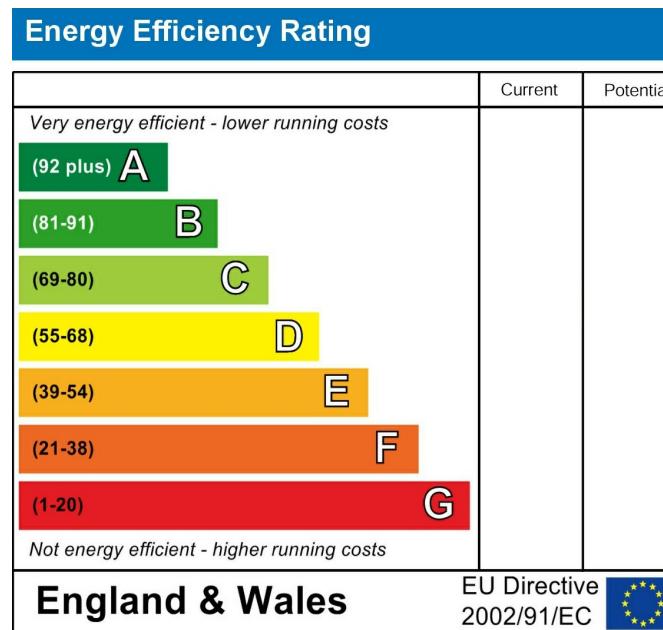
#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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 £54 inc. 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.

