



**HUNTERS®**  
HERE TO GET *you* THERE

28 Heather Lea Avenue, Sheffield, S17 3DJ



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£650,000

Nestled in the charming village of Dore, Heather Lea Avenue presents an exceptional opportunity to acquire a four-bedroom detached bungalow, complete with approved planning permission to transform it into a spacious five or six-bedroom detached house. This property is ideally situated on a level plot, ensuring ease of access and convenience.

The bungalow boasts a generous layout, providing ample living space for families or those seeking room to grow. The off-road parking and garage offer practical solutions for vehicle storage, while the surrounding gardens provide a delightful outdoor space for relaxation and recreation.

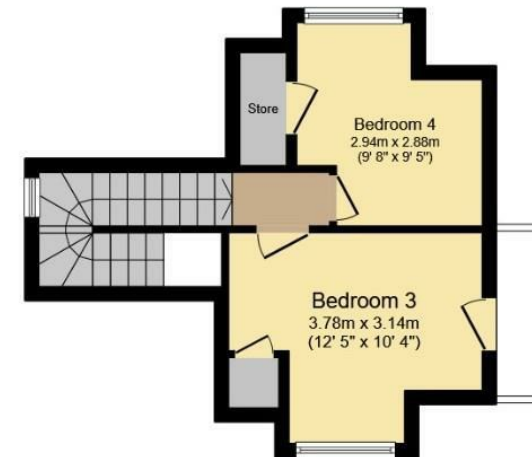
Dore is known for its picturesque surroundings and community spirit, making it a desirable location for families and individuals alike. With the potential to expand the living space through the approved planning permission, this property represents a fantastic opportunity for those looking to invest in a home that can evolve with their needs.

Whether you are seeking a peaceful retreat or a family home with room to grow, this property on Heather Lea Avenue is not to be missed. Embrace the chance to create your dream home in a sought-after area, where comfort and convenience meet.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
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**Ground Floor**



**First Floor**

Total floor area 134.2 sq.m. (1,444 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		75
	52	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		

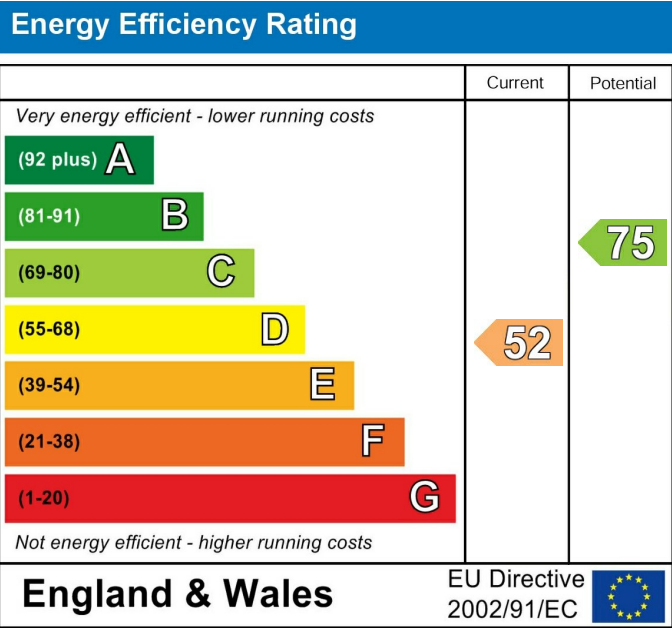
**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is long Leasehold with a term of 800 years from 25 March 1938 at a ground rent of £8 per annum.

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

**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.



















