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FOR SALE
JAMES & JESSICA

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24 Mount View Road, Sheffield, S8 8PH

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£260,000

SOLD PRIOR TO MARKETING

Nestled in the sought-after area of Norton Lees, this charming end terrace house on Mount View Road offers a delightful blend of comfort and style. With its convenient access to local amenities along Derbyshire Lane, this property is perfect for those seeking a vibrant community atmosphere.

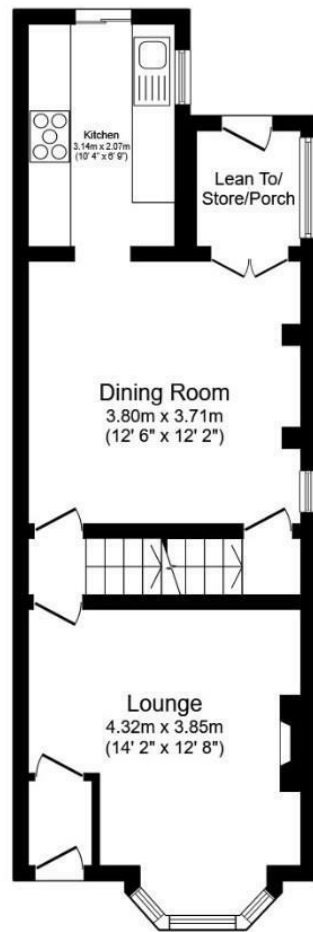
Upon entering, you are greeted by a tastefully presented bay-windowed living room, complete with a feature fireplace and decorative coving that adds a touch of elegance. The inner lobby leads you to a second reception room at the rear, which boasts a multi-fuel stove, creating a warm and inviting space for relaxation. This dining room seamlessly connects to the kitchen, which is equipped with a range of matching wall and base units, providing ample storage and functionality for culinary enthusiasts.

The first floor features a landing that leads to two bedrooms with the primary having dual aspect windows, alongside a modern bathroom adorned with white tiles. Ascending to the second floor, you will find a further bedroom that benefits from a gable window and a front-facing Velux window.

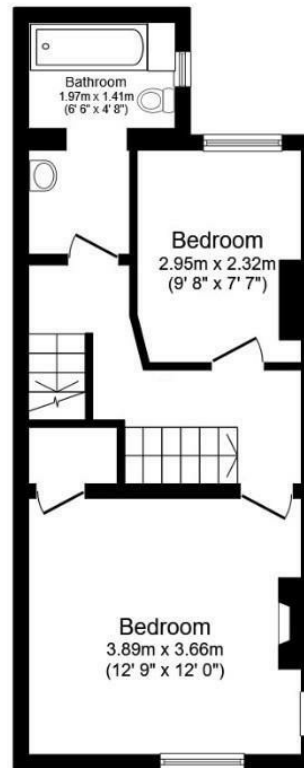
Externally, the property is complemented by a front garden adorned with mature shrubs, enhancing its curb appeal. A side path leads to the rear, where a low-maintenance patio garden awaits, providing an ideal setting for alfresco dining and entertaining guests during the warmer months.

This end terrace house is a wonderful opportunity for families or professionals looking for a well-presented home in a desirable location. With its blend of character, modern amenities, and outdoor space, it is sure to attract considerable interest.

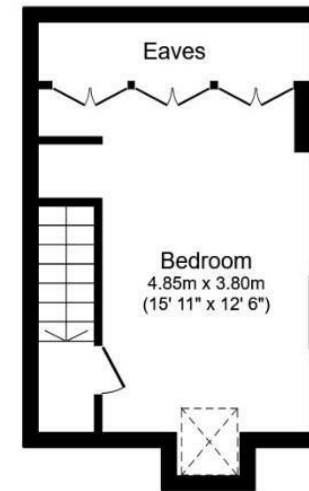
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Ground Floor



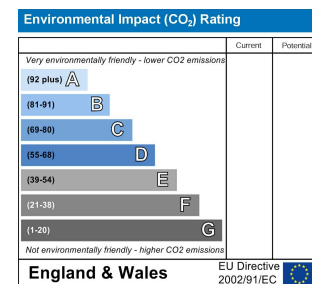
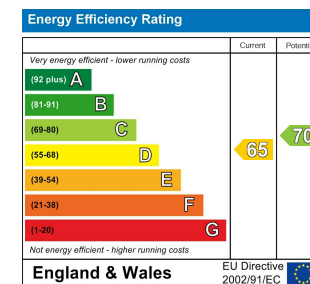
First Floor



Second Floor

Total floor area: 100.3 sq.m. (1,080 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 Freehold.

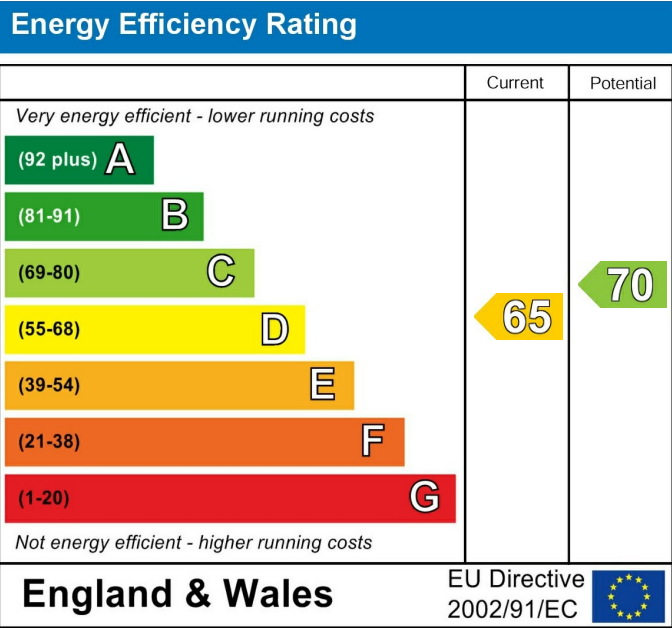
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini 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.









