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14 Norton Lees Road, Meersbrook, Sheffield, S8 9BW

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Asking Price £220,000

A tastefully decorated three bedroom mid terrace house located in the highly popular area of Meersbrook. The property which has accommodation over three levels briefly comprises; front facing living room with feature fireplace, inner lobby with stairs to the first floor and a dining kitchen to the rear with matching wall and base units along with original alcove cupboards. The kitchen has stairs down to the cellar in the basement.

To the first floor is the landing, two bedrooms and luxury tiled bathroom. Stairs from the first floor landing lead to the second floor bedroom having a front facing velux style window light.

Externally the property has a front forecourt with steps up to the front door. To the rear is a low maintenance paved courtyard style garden being an ideal space for alfresco dining. The property also has a brick built outside store.

## 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

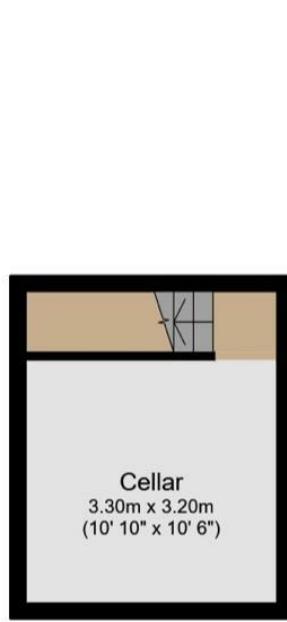
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

## MORTGAGE FACILITIES

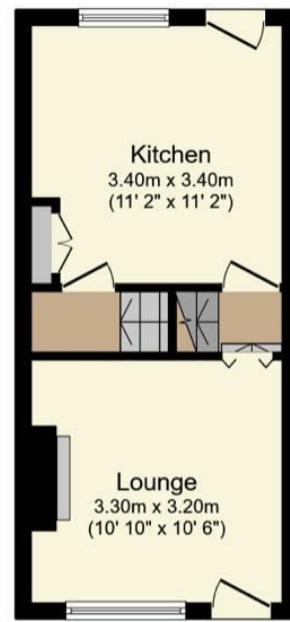
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

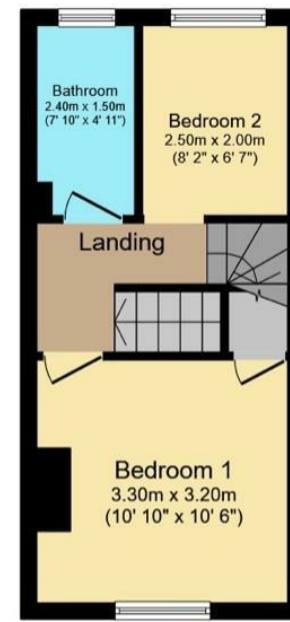
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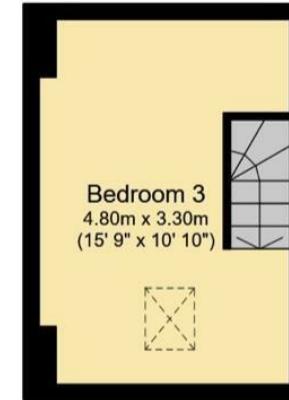
**Cellar**



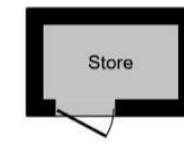
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

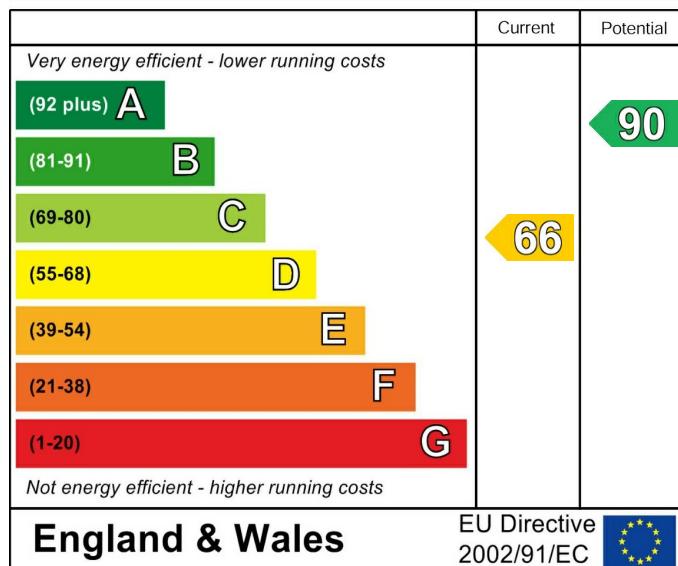
Total floor area 81.3 sq.m. (875 sq.ft.) approx

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	90	
(69-80)	C		
(55-68)	D	66	
(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			

## Energy Efficiency Rating



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.

