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HERE TO GET *you* THERE

9 Hartford Close, Norton Lees, Sheffield, S8 8SL

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£300,000

Welcome to this charming property located in the desirable Hartford Close, Sheffield. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

The property features a down stairs w.c. and modern bathroom, ensuring your comfort and convenience. The garage and driveway provide ample parking space for your vehicles, making coming home a breeze. Situated in a corner plot at the head of peaceful cul-de-sac making a quite and safe space for children.

With the property being extended to the ground floor, this house offers a perfect blend of comfort and style. Whether you're looking to settle down or invest in a new property, this home is sure to meet your needs. Don't miss out on the opportunity to make this house your own and create a lifetime of happiness in this wonderful community.

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 B.

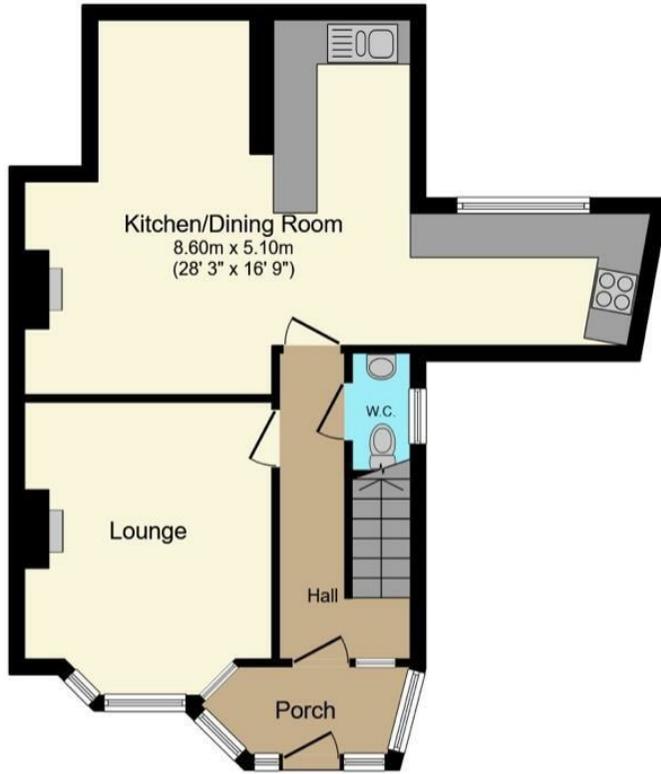
VACANT POSSESSION

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

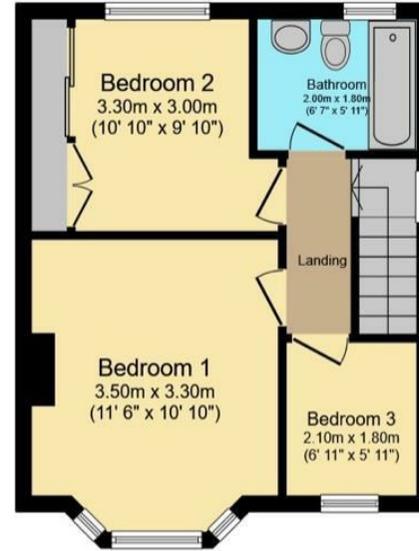
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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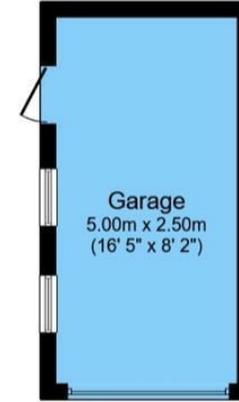
Ground Floor

Floor area 53.7 m² (578 sq.ft.) approx



First Floor

Floor area 35.4 m² (381 sq.ft.) approx



Garage

Floor area 12.5 m² (135 sq.ft.) approx

Total floor area 101.5 m² (1,093 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). Powered by www.focalagent.com

Energy Efficiency 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		
		78
	62	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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England & Wales	EU Directive 2002/91/EC	

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.









