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39 Thorpe House Rise, Norton Lees, Sheffield, S8 9NL

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Asking Price £250,000

Situated in the charming area of Norton Lees on Thorpe House Rise, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and style. The property boasts a striking bay window that enhances the character of the home, allowing natural light to flood the spacious living room. The second of the reception rooms is to the rear providing additional space for both relaxation and entertaining.

The heart of the home is the open-plan dining kitchen, which provides a welcoming atmosphere for family meals and gatherings. Ascending to the first floor, you will find a landing that leads to three inviting bedrooms, each offering a peaceful retreat. The bathroom is conveniently located on this level, ensuring ease of access for all.

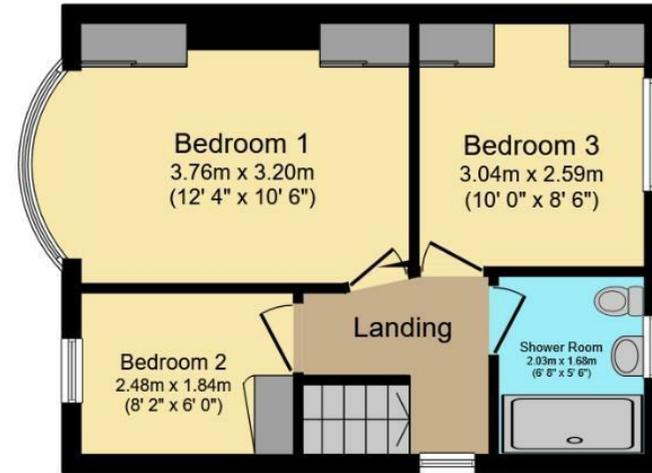
One of the standout features of this property is the stunning views over the valley, which can be enjoyed from the rear of the house. The outdoor space is equally appealing, with a level and enclosed rear garden that is mainly laid to lawn, perfect for children to play or for hosting summer barbecues. Additionally, there is off-road parking available to the front, providing convenience for residents and guests alike.

This property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer or seeking a family home, this semi-detached house presents an excellent opportunity to create lasting memories in a lovely setting.

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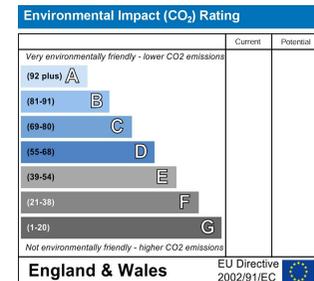
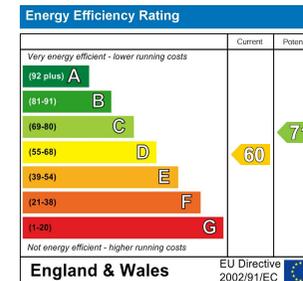
Ground Floor
Floor area 43.2 sq.m. (465 sq.ft.)



First Floor
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 75.8 sq.m. (816 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 long Leasehold with a term of 1000 years from 24th June 1933 at a ground rent of £** per annum.

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.

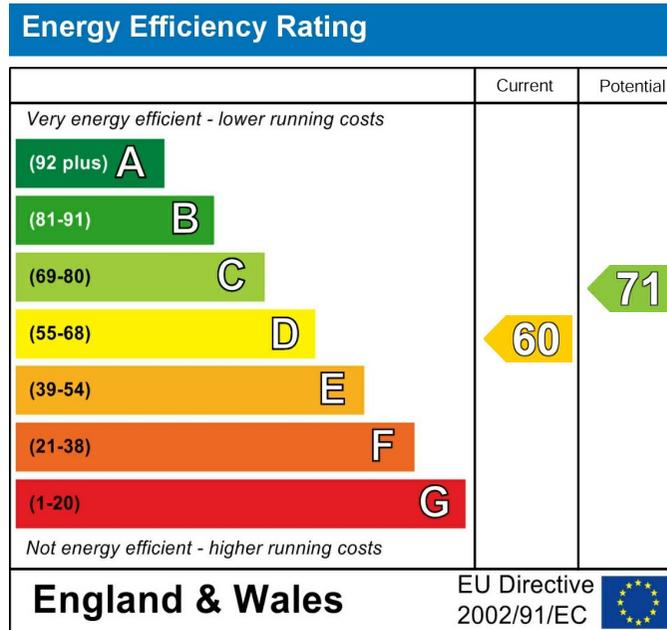
MORTGAGE FACILITIES

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.

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 £45 + 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.





