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224 Warminster Road, Norton Lees, Sheffield, S8 8PR

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£170,000

Tucked away on Warminster Road in the highly sought-after neighbourhood of Norton Lees, Sheffield, this charming mid-terrace home seamlessly blends contemporary style with everyday comfort. With a clean, minimalist design, it's the ideal choice for those looking for a stylish yet practical living space.

As you step inside, a spacious reception room greets you with a cosy, welcoming atmosphere—perfect for relaxing or entertaining. The open layout flows effortlessly into the kitchen, where modern finishes create an inviting, functional space for cooking and dining.

Upstairs, you'll find two generously sized bedrooms, each offering plenty of room for personalisation and relaxation. These peaceful retreats are designed to ensure restful nights and refreshing mornings, providing an ideal sanctuary at the end of the day.

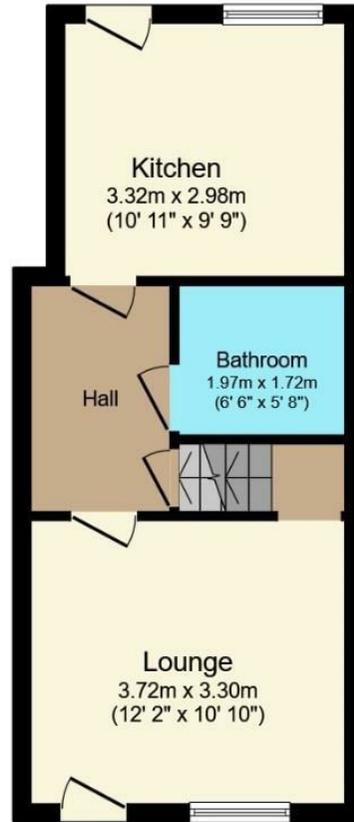
The bathroom is a modern haven, featuring sleek fixtures that cater to your daily needs with both style and convenience. Outside, the private garden with its charming decking area provides the perfect spot for enjoying the outdoors—whether you're basking in the sunshine or hosting a small gathering.

This property is more than just a house; it's a place to create lasting memories. Its prime location in Norton Lees means you're within easy reach of local shops, parks, and excellent transport links, making it an ideal choice for first-time buyers or anyone looking to downsize.

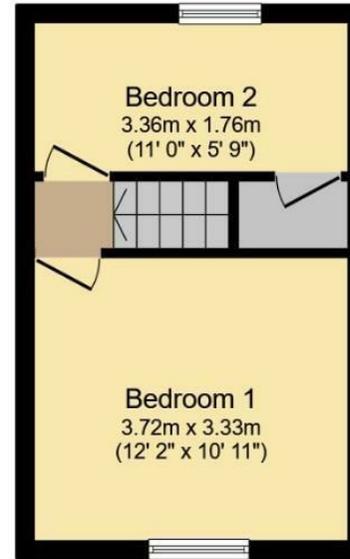
In conclusion, this mid-terrace home on Warminster Road offers an exceptional opportunity to acquire a stylish and comfortable property in one of Sheffield's most desirable areas. Don't miss the chance to make it your own.

In conclusion, this mid-terrace home on Warminster Road presents an exceptional opportunity to secure a stylish and comfortable property in one of Sheffield's most sought-after areas. Don't miss out on making this your new home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor

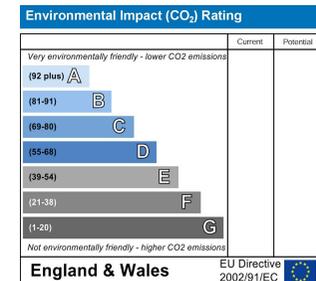
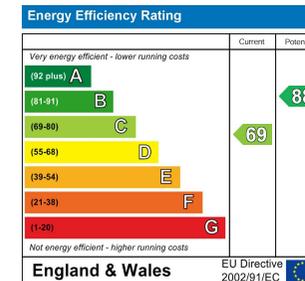


First Floor

Total floor area 55.5 sq.m. (598 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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General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

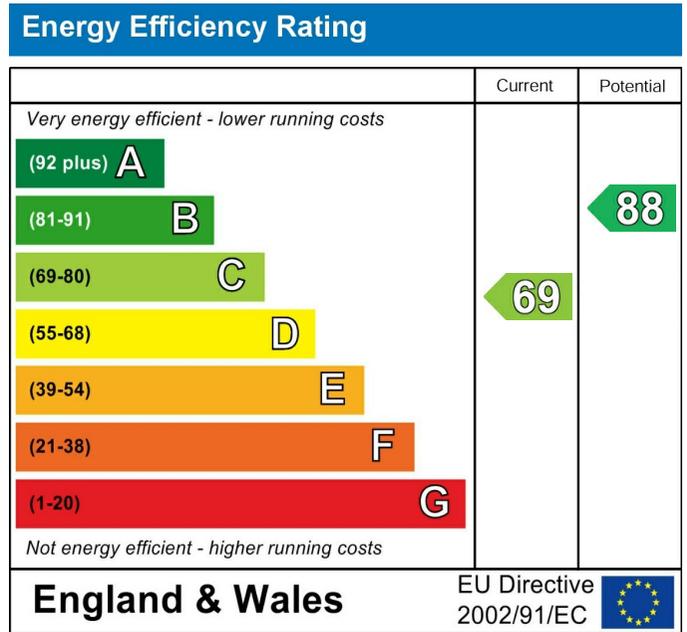
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.

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. Once an offer is accepted (subject to contract), 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

