



Lees Hall Avenue, Sheffield

- THREE BEDROOMS
- MODERN BATHROOM
- GARDEN WITH LAWN AND PATIO
- GARAGE
- OPEN PLAN DINING KITCHEN
- VIEWS FROM THE REAR
- OFF ROAD PARKING
- ENERGY PERFORMANCE RATING C

Asking Price £270,000

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Lees Hall Avenue, Sheffield

DESCRIPTION

Hunters of Woodseats are pleased to market this three bedroom bay windowed semi detached home boasting off road parking and garage. The property which is tastefully decorated and well presented briefly comprises; entrance lobby with stairs to the first floor, bay windowed living room with ornamental stove being to the front whilst to the rear is an open plan dining kitchen having matching high gloss white wall and base units. To the first floor is the landing with pull down loft ladder access to the insulated and boarded loft, three bedrooms and modern bathroom. From the rear of the property views across the valley can be enjoyed. Externally the property has a driveway to the side which leads down the side of the house to a detached garage. A rear raised patio has steps down to the generous garden which is mainly laid to lawn.

The property is located in the highly popular residential area of Norton Lees which is in the catchment area for good primary and secondary schools. The popular Meersbrook park and Europes largest allotment site are both within 0.2 of a mile along with transport links to both the city centre and out to the Peak district Via the A61.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 999 years from 1934 at a ground rent of £3.25 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.

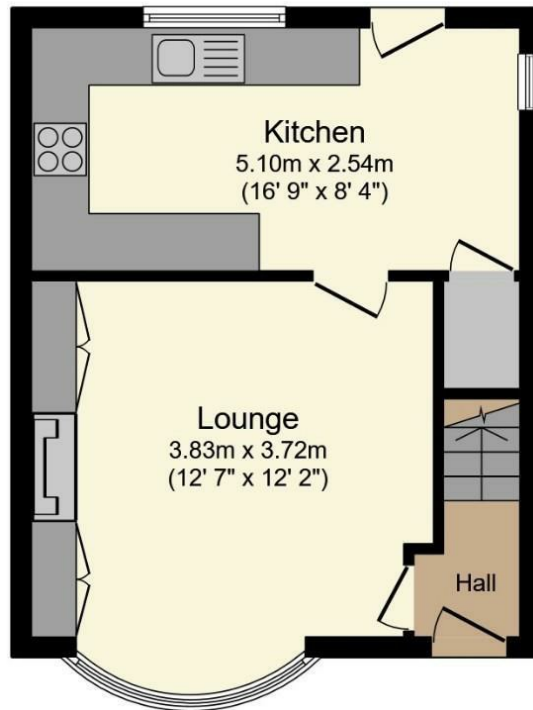
MORTGAGE FACILITIES

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

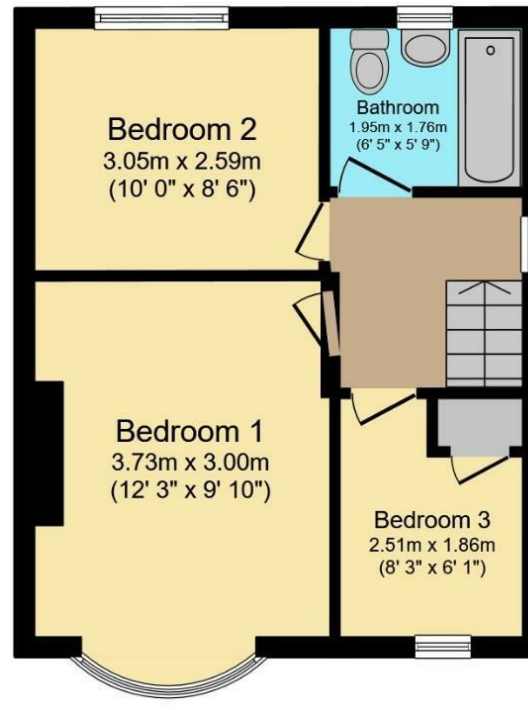
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.







Ground Floor



First Floor

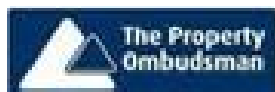
Total floor area 66.6 sq.m. (717 sq.ft.) approx

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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Viewing

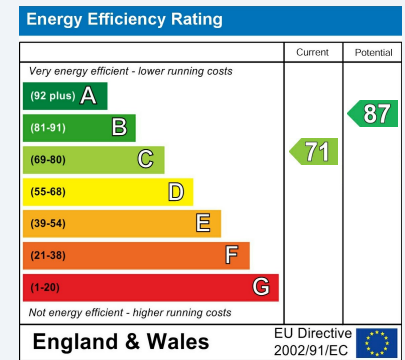
Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

764 Chesterfield Road, Woodseats, S8 0SE
Tel: 0114 258 0111 Email:
sheffieldwoodseats@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

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