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14 Mount View Avenue, Norton Lees, Sheffield, S8 8PN

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£270,000

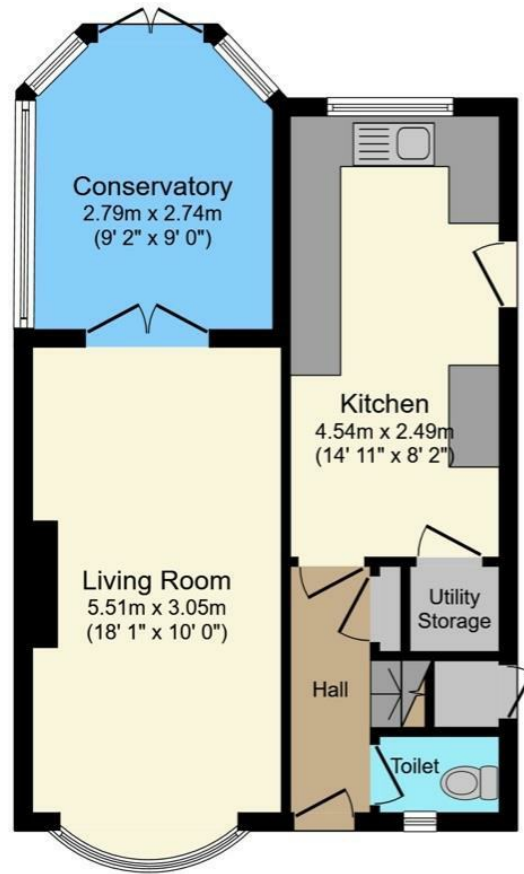
Located in the charming Mount View Avenue in Norton Lees, this extended three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a ground-floor W.C., along with a spacious bay-windowed living room and a delightful conservatory, which is easily accessed from the living room, providing ample space for both relaxation and entertaining. This bright and airy space is perfect for enjoying garden views or simply unwinding with a good book.

The extended dining kitchen features a range of matching wall and base units and also provides space for a dining table. On the first floor, you'll find the landing, three bedrooms, and a modern shower room that adds a touch of contemporary style, ensuring comfort and convenience for all residents.

The property also benefits from off-road parking for one vehicle, making it easy for you to come and go. The private garden to the rear offers a tranquil retreat, ideal for outdoor gatherings or quiet moments in the sun. With no onward chain, this property is ready for you to move in and make your own without delay.

In summary, this semi-detached house on Mount View Avenue is a wonderful blend of space, modern amenities, and outdoor charm, making it a perfect choice for those seeking a comfortable family home in a desirable location.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 48.8 sq.m. (526 sq.ft.) approx

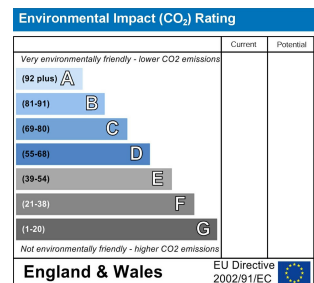
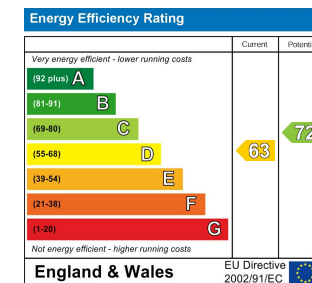


First Floor

Floor area 39.2 sq.m. (422 sq.ft.) approx

Total floor area 88.0 sq.m. (947 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



General Remarks

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 1934 at a ground rent of £3.50 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.

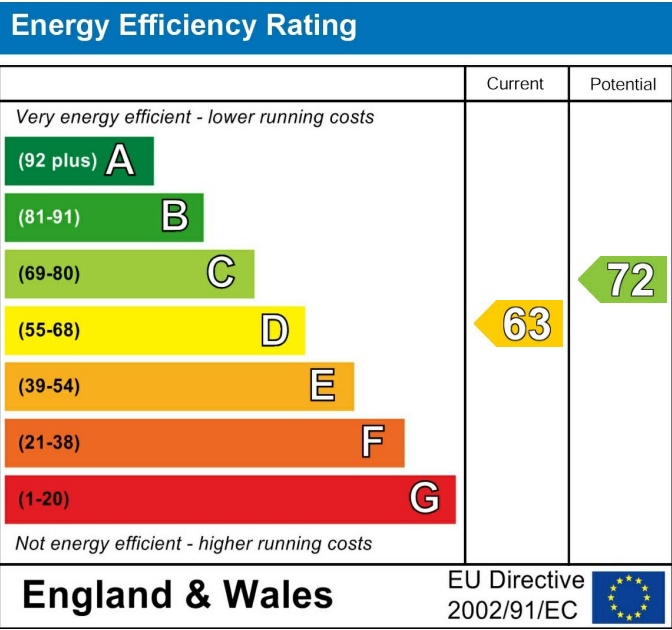
MORTGAGE FACILITIES

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.

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.







