



**WHITEHORSES**

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**30 Hollythorpe Road, Norton Lees**

Sheffield

**Guide Price £230,000 - £240,000**



# 30 Hollythorpe Road

Norton Lees, Sheffield

Located in the very heart of popular Norton Lees is this well presented and proportioned three bedroom, semi detached home. With bright, light and spacious accommodation over two floors currently together with off road parking and wonderful rear sunny garden. Offered to the open market with the benefit of no onward chain and vacant chain it's easy to say that viewing is essential to fully appreciate the opportunity on offer by this lovely home. With vast as yet untapped potential to further extend as neighbouring properties have done so (subject to planning) to create a forever home this property will sure to be of interest to the professional couple and young family alike. Falling within catchment for excellent local schools including Mundella primary and Meadowhead secondary, numerous local amenities are close by including St James retail park, The Peak District is on the doorstep and Graves park

Council Tax band: B Tenure: Leasehold

- LOVELY THREE BEDROOM BAY WINDOW SEMI DETACHED HOME
- AVAILABLE TO MARKET WITH NO CHAIN INVOLVED AND VACANT POSSESSION
- HEART OF ULTRA POPULAR NORTON LEES SUBURB
- PERFECT FOR TGE PROFESSIONAL COUPLE OR YOUNG FAMILY ALIKE
- PLENTY OF POTENTIAL TO FURTHER EXTEND TO CREATE A FOREVER HOME SUBJECT TO PLANNING
- OFF ROAD PARKING AND LOVELY REAR SUNNY GARDEN
- SHORT STROLL TO GRAVES PARK AND NUMEROUS LOCAL AMENITIES
- EXCELLENT SCHOOL CATCHMENTS AVAILABLE



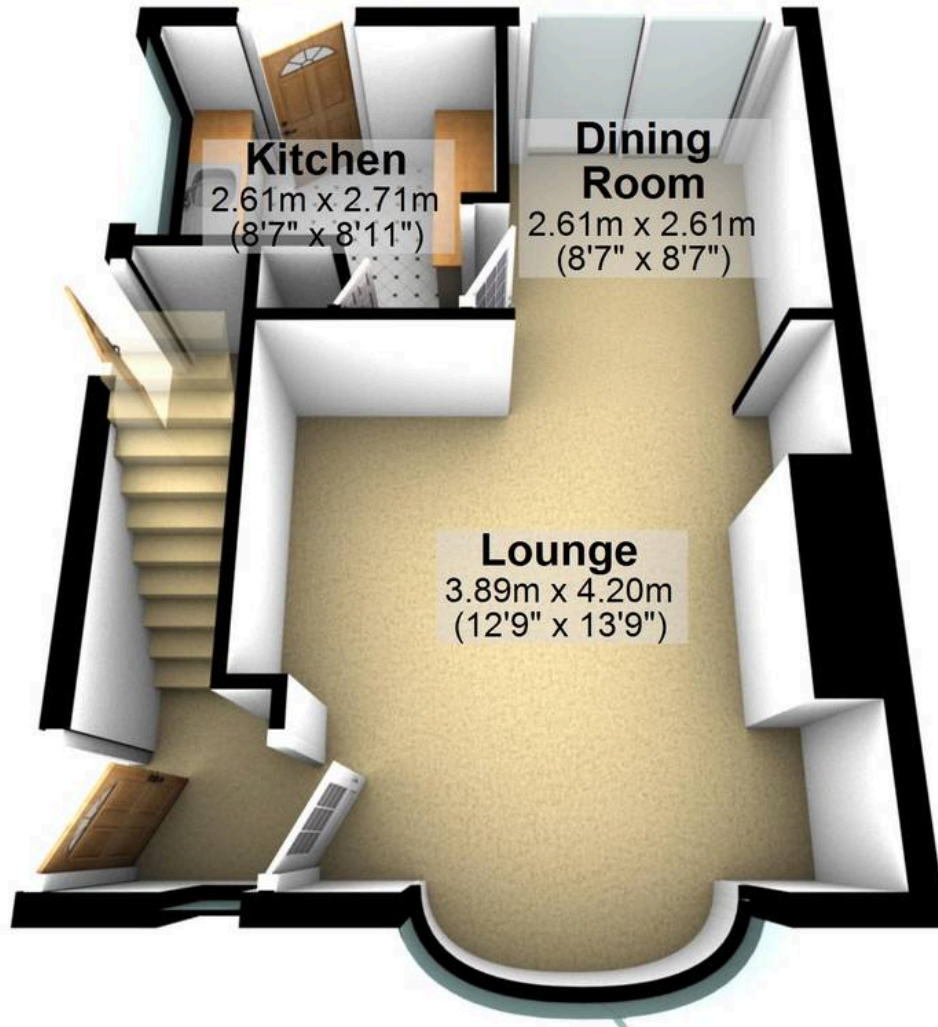






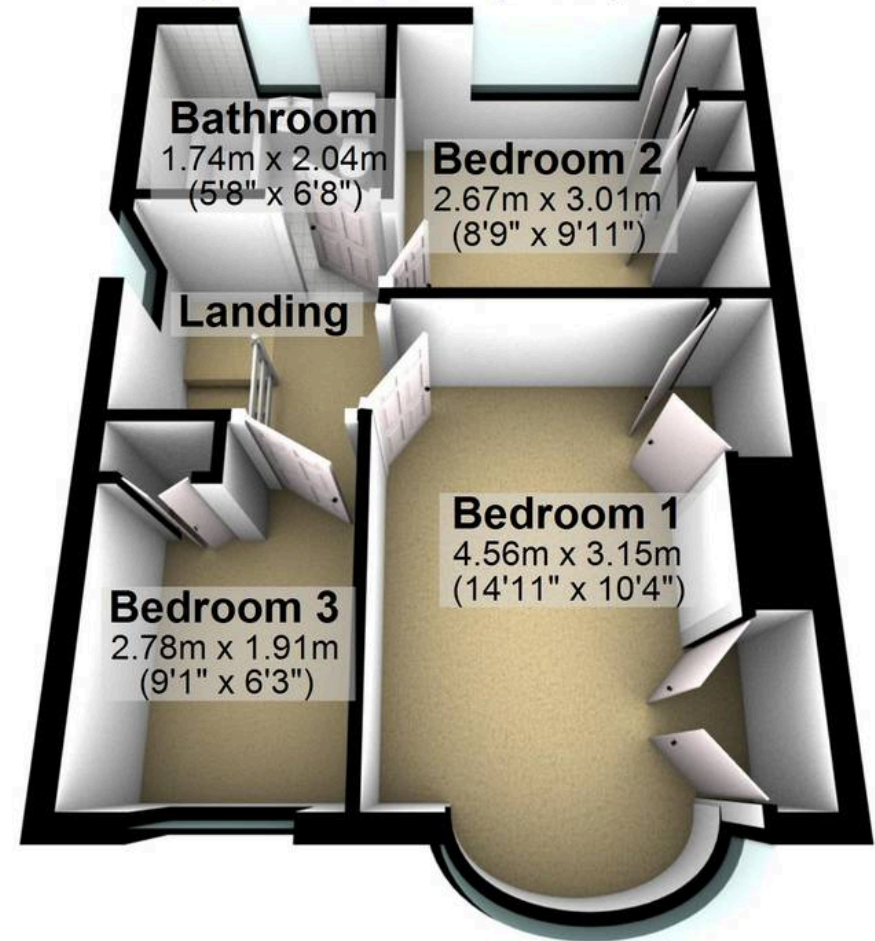
## Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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