



Norton Lees Lane, Sheffield S8 9BD

£1,250 Per Calendar Month

SK Estate Agents are pleased to offer to the market for let, and available 22nd AUGUST 2025, this well presented, 3 bedroomed, detached property located in this popular residential area. This well proportioned property is conveniently located close to bus routes serving the city, local shops on Derbyshire Lane, and the wide range of amenities that Chesterfield Road has to offer. There are an array of good local primary and secondary schools in close proximity and Graves Park is within walking distance. In brief, the property comprises: Entrance hallway, dining room, downstairs WC, lounge, dining kitchen with separate utility room, three good sized bedrooms and family bathroom, enclosed rear garden and space for parking.

No pets, no sharers, no students.



Entrance Hall

Entry via front facing composite door into entrance hallway. Having carpeted flooring, gas central heating radiator and carpeted stairs rising to first floor. Also benefiting from useful under-stair storage cupboard.

Dining Room

Large dining room having front facing UPVC double glazed bay window, gas central heating radiator and carpeted flooring.

Downstairs WC

Having cushioned flooring and fitted with low flush WC and corner sink.

Lounge

Spacious lounge having front facing UPVC double glazed bay window, gas central heating radiator, carpeted flooring, and feature fireplace with wooden surround and marble hearth.

Dining Kitchen

Dining kitchen fitted with wooden wall and base units with contrasting worktops incorporating a one and a half bowl stainless steel sink with chrome mixer tap. Benefiting from freestanding cooker with an extractor above, dishwasher, fridge, tiled splashbacks, and rear facing UPVC double glazed windows and French doors leading to the rear garden. Having gas central heating radiator, cushioned flooring and ample space for a dining table.

Utility Room

Having stainless steel sink with a washing machine beneath and space and power for tall fridge/freezer and tumble dryer. Additional storage is available, along with a rear facing UPVC double glazed door leading to the rear garden.

Bedroom Two

A good sized double bedroom with a front facing UPVC double glazed window, gas central heating radiator, carpeted flooring, and a feature original fireplace.

Bedroom One

A spacious double bedroom with both front and rear facing double glazed windows, carpeted flooring, gas central heating radiator, storage cupboard, and a feature original fireplace.

Bedroom Three

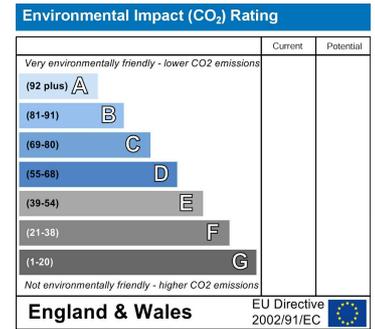
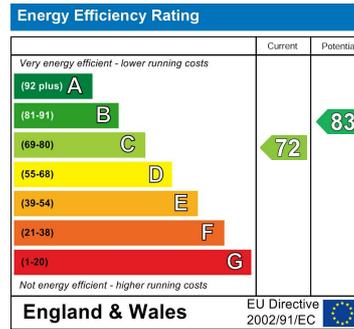
A good sized double bedroom with two rear facing UPVC double glazed windows, gas central heating radiator and carpeted flooring.

Bathroom

Modern bathroom fitted with a large bath with chrome mixer taps, low flush WC, pedestal wash hand basin, and double thermostatic shower with glass shower screen. Having half-tiled walls, UPVC double glazed obscured glass window, tiled flooring, vanity unit, and mirrors.

Outside

To the front of the property there is a block paved driveway providing space for off street parking. The enclosed rear garden is mainly laid to lawn but also benefits from flagged area providing space for outdoor seating.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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