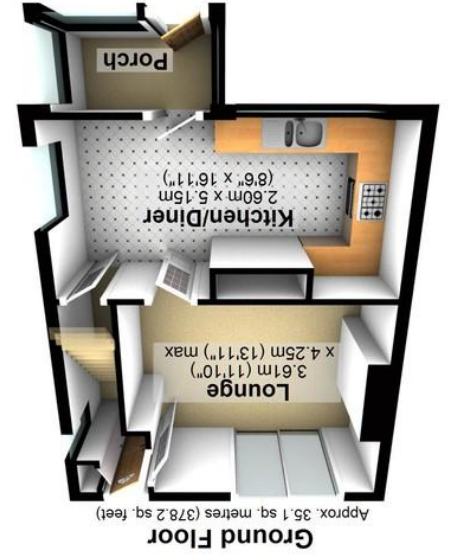
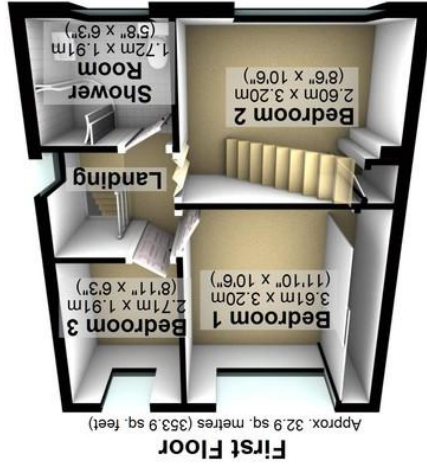
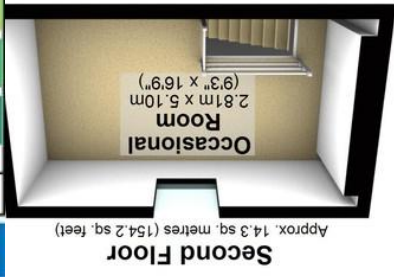
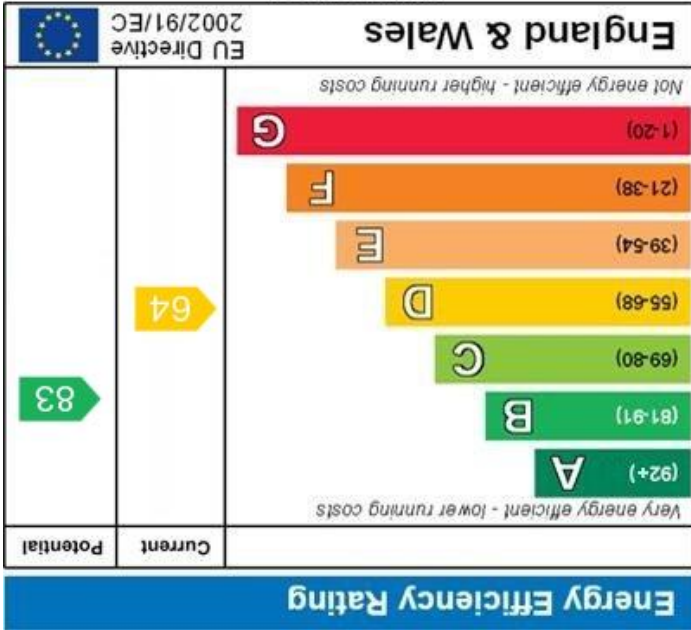


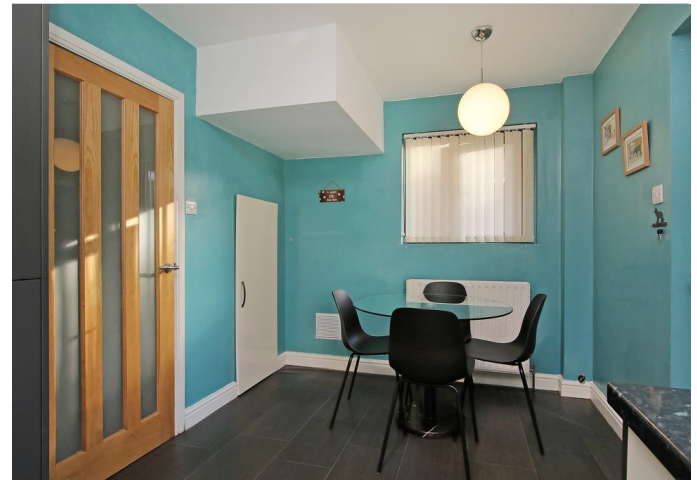
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 82.3 sq. metres (886.2 sq. feet)  
All measurements are approximate  
Plan produced using Planip.





119 Lees Hall Road | Norton Lees | Sheffield | S8 9JL Property Tenure: Freehold

Enjoying a spectacular rear backdrop over the woods and beyond is this impressive and very deceptive three bedroomed semi-detached family home. Located in this well sought after residential road in the very heart of popular Norton Lee's within easy access of Graves park, numerous local amenities and great schooling catchments. With a super light and spacious feel throughout, having two/three floors of accommodation which have been modernised and updated by the current vendors. This property will suit both the professional couple and young family alike and simply must be viewed internally to be fully appreciated. In brief the property comprises entrance hall, front sitting room, rear dining room, fully integrated kitchen with induction hob, three bedrooms and a bathroom are on the first floor with access to an occasional fourth bedroom/office.



**PROPERTY FEATURES**

- THREE BEDROOMED SEMI DETACHED
- WONDERFUL VIEWS TO THE REAR OVER WOODLAND AND BEYOND
- LARGE REAR GARDEN AND SEPERATE GARAGE
- HEART OF WELL SOUGHT AFTER NORTON LEES
- CLOSE TO AMENITIES AND GRAVES PARK
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
- POTENTIAL TO FULLY CONVERT THE LOFT
- VIEWING ESSENTIAL TO FULLY APPRECIATE
- SPACIOUS AND LIGHT ACCOMMODATION ON TWO/THREE FLOORS
- NEWLY FITTED WINDOWS DOORS AND PORCH ALONG WITH GAS CENTRAL HEATING

**GUIDE PRICE £240,000-£250,000**

