



Spencer.

73, Harvey Clough Road, Norton Lees, S8 8PF

Buy —

this superb and deceptively spacious four double bedroom semi-detached home, having large cellar, separate historic 'Little Masters' outbuilding/workshop and large enclosed private rear garden.

— from *Spencer.*

- Traditional Edwardian semi-detached house
- Four bedrooms
- Stunning kitchen diner
- Separate lounge
- Large cellar area
- Separate 'Little Masters' outbuilding partially converted with workshop
- Large private rear garden
- Council Tax Band-B
- EPC Rating-D
- What3words:///zebra.seated.probe



£325,000







Floorplan

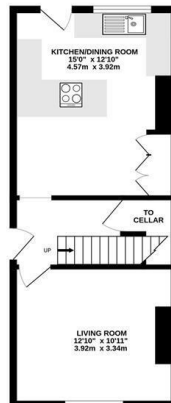
OUTBUILDING
260 sq.ft. (24.4 sq.m.) approx.



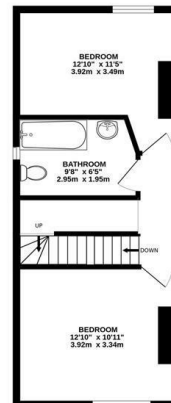
BASEMENT
175 sq.ft. (16.2 sq.m.) approx.



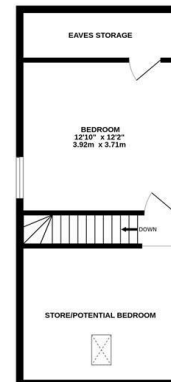
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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