



101 Airedale Road, Wadsley, Sheffield, S6 4AW

Asking Price £325,000

- Extended semi-detached home
- Shaker style kitchen
- Off street parking and detached garage
- Stunning countryside nearby
- Immaculately presented
- Modern bathroom
- Highly desirable location
- Two reception rooms
- Private rear garden with deck area
- Close to local shops and Hillsborough Park



TOTAL FLOOR AREA: 1219 sq ft. (113.2 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan (landed floor, measurements of doors, windows, closets and any other items are approximate) and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any legal or prospective purchase. 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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Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		74
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	