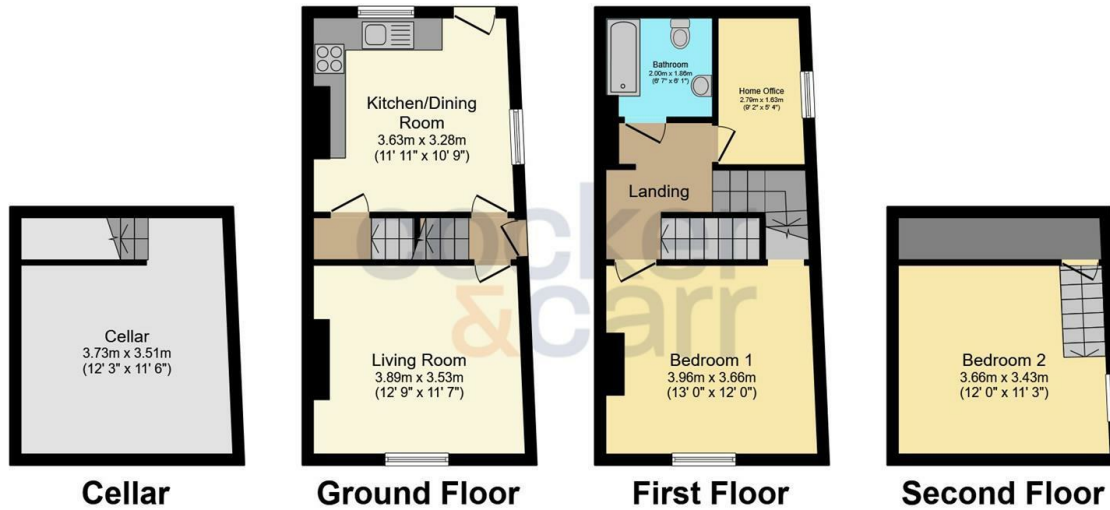




## 98 Forres Road, Crookes, Sheffield, S10 1WE

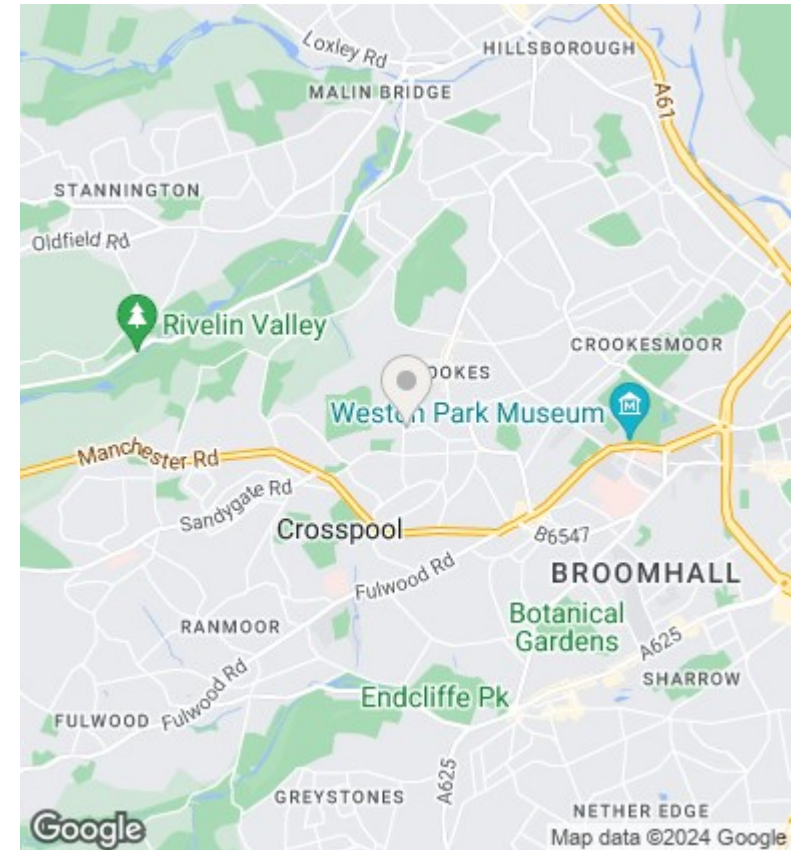
Asking Price £250,000

- End-terrace
- Cosy living room
- Freehold
- Great first time buyer property
- Off street parking
- Two double bedrooms
- Short walk to brilliant cafes, pubs and restaurants
- Modern dining kitchen
- Separate home office
- Walking distance to the city centre, Sheffield University and many hospitals



Total floor area 92.7 m<sup>2</sup> (998 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	