

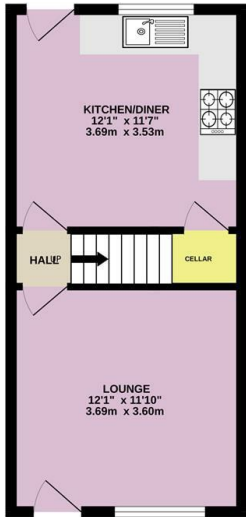


11 Bute Street, Crookes, Sheffield, S10 1UP

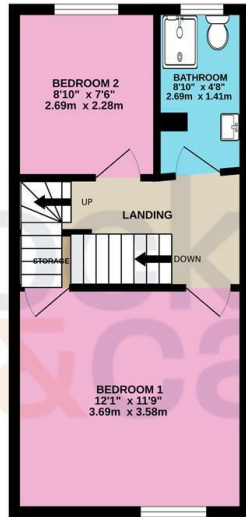
Asking Price £250,000

- Mid terrace
- Quiet road
- Walking distance to the city centre, many hospitals and Sheffield University
- Beautiful South facing rear garden
- Close to shop and cafes in Crookes and Broomhill
- Council tax band A
- Modern dining kitchen
- Perfect for a first time buyer
- Freehold

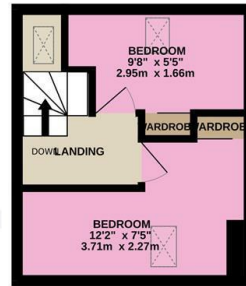
GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



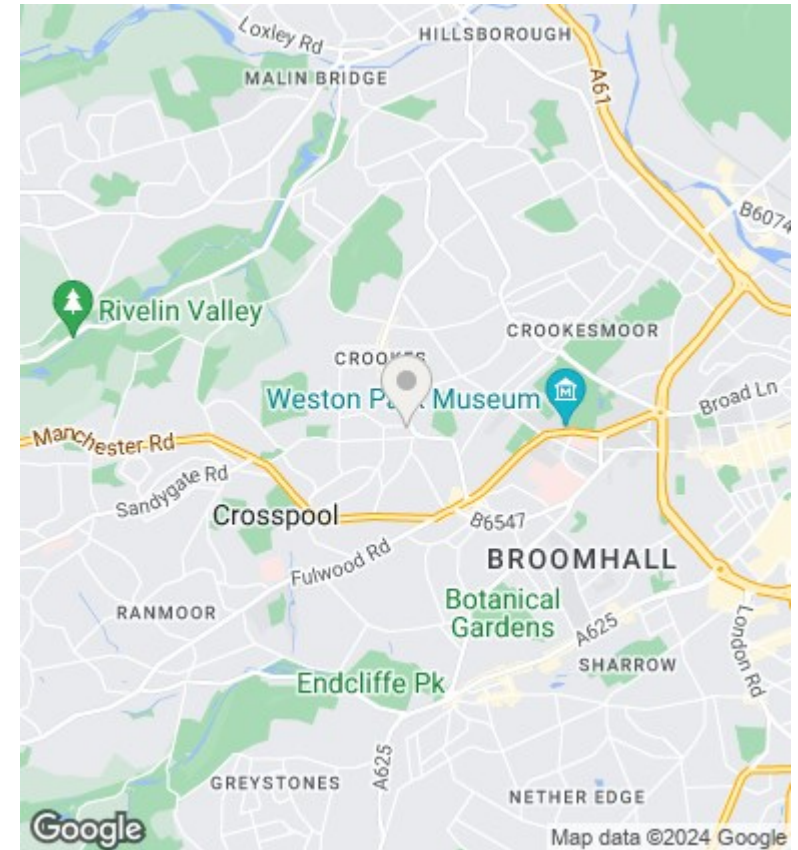
1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.8 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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Directions

Viewings

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

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	