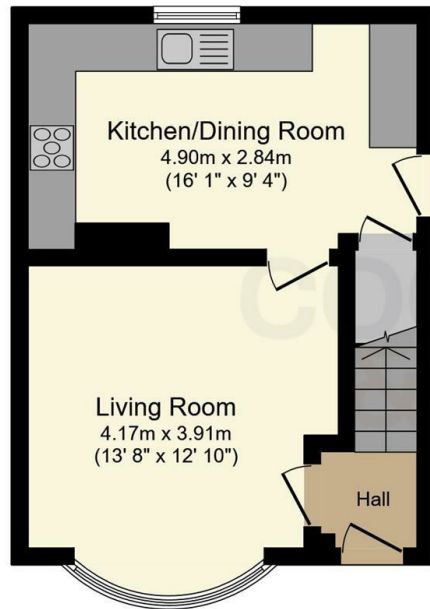




## 122 Duncan Road, Crookes, Sheffield, S10 1SP

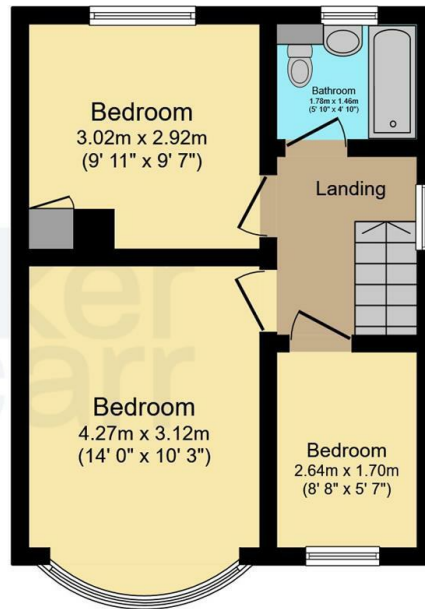
Asking Price £320,000

- Rare semi-detached home
- Stunning views
- Close to Bolehills
- Beautiful dining kitchen
- Modern bathroom
- Two double bedrooms
- Short walk to local shops, cafes, pub and restaurants



### Ground Floor

Floor area 33.4 m<sup>2</sup> (360 sq.ft.) approx

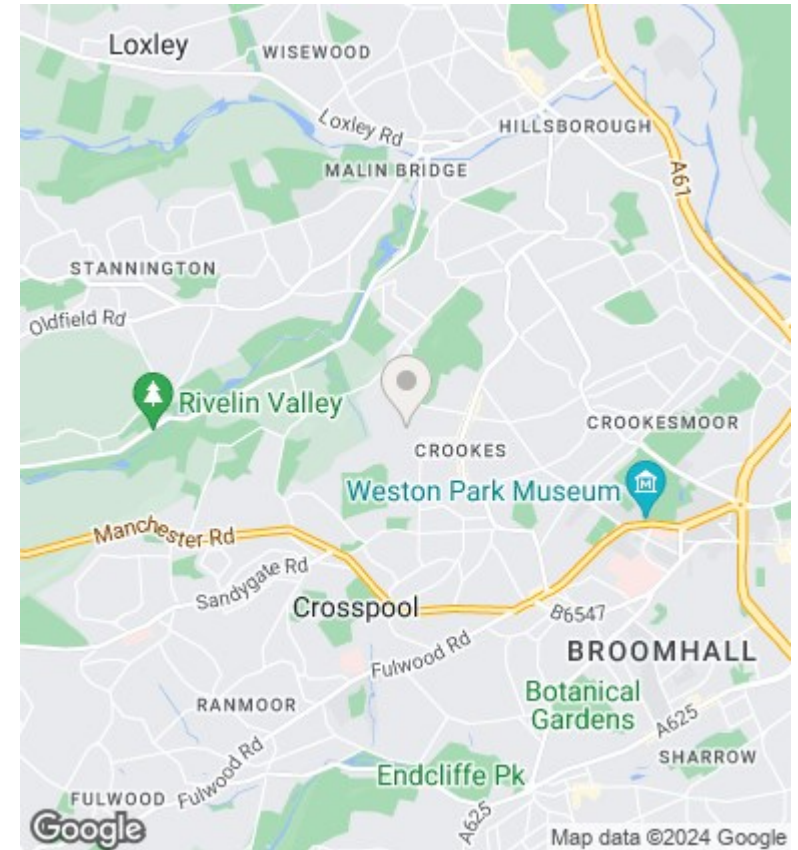


### First Floor

Floor area 33.5 m<sup>2</sup> (361 sq.ft.) approx

Total floor area 66.9 m<sup>2</sup> (721 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

## EPC Rating:

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