

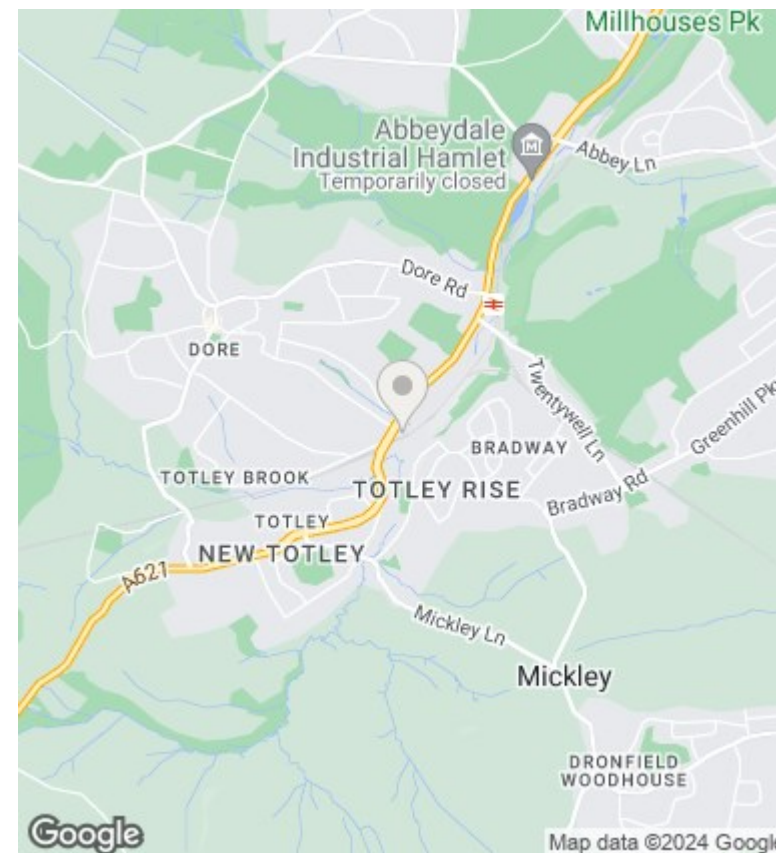
## 7 West View Close, Totley, Sheffield, S17 3LT

Asking Price £400,000

- Spacious semi-detached home
- Downstairs bedroom/home office
- Tranquil stream behind
- Freehold
- Beautiful new kitchen and utility room
- Downstairs bathroom
- Low maintenance rear garden with outdoor store
- Living/dining room and conservatory
- Off street parking for multiple cars
- Within catchment area of outstanding schools



Total floor area 118.9 m<sup>2</sup> (1,280 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 |                         |           |
| (81-91)                                     | B |                         | 81        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |