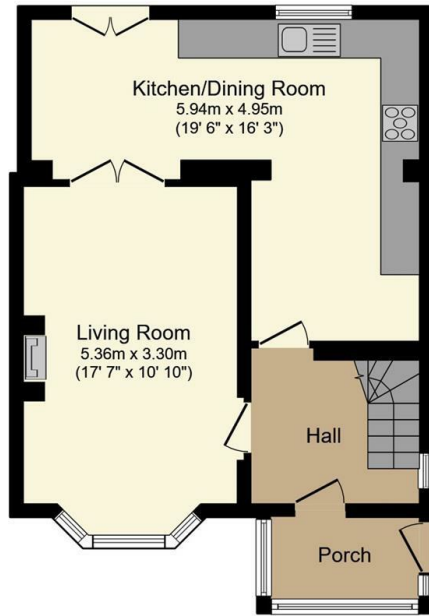




## 10 Ivanhoe Road, Rivelin, Sheffield, S6 5GB

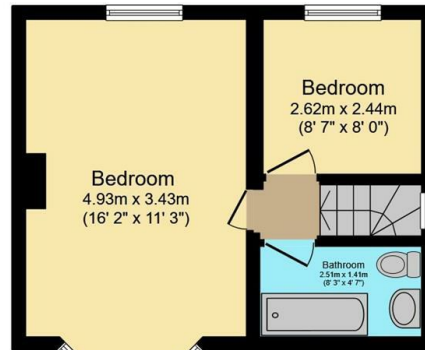
Asking Price £260,000

- Semi-detached
- Beautiful dining kitchen
- Council tax band A
- Close to shops
- Two double bedrooms
- Gorgeous rear garden with views over Rivelin Valley
- Freehold
- Large living room
- Off street parking
- Great local walks



### Ground Floor

Floor area 50.2 m<sup>2</sup> (540 sq.ft.) approx

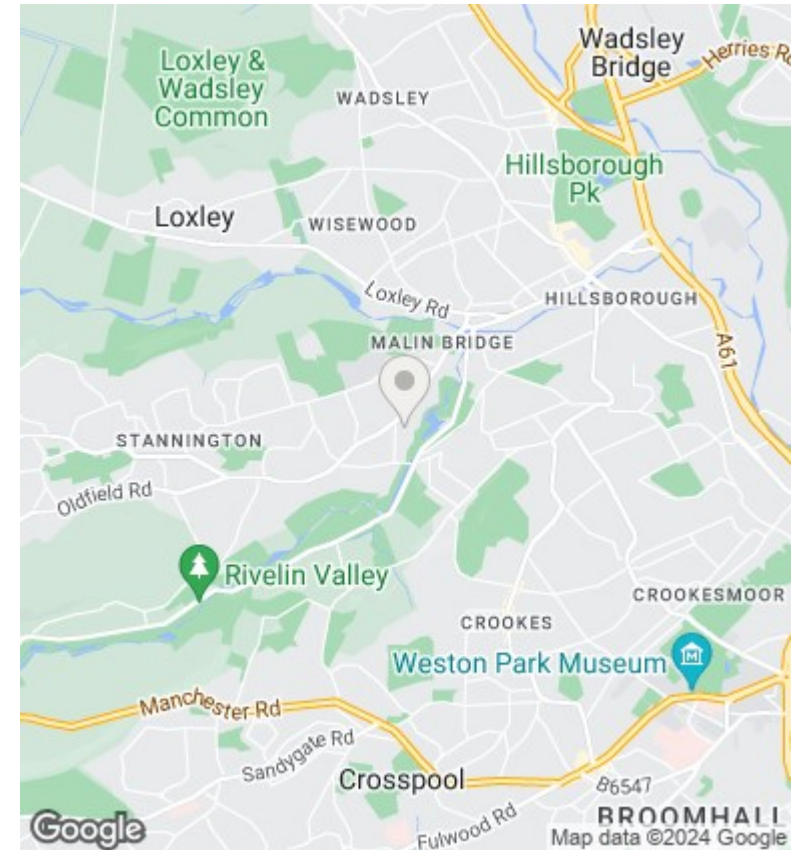


### First Floor

Floor area 31.1 m<sup>2</sup> (335 sq.ft.) approx

Total floor area 81.3 m<sup>2</sup> (875 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	