

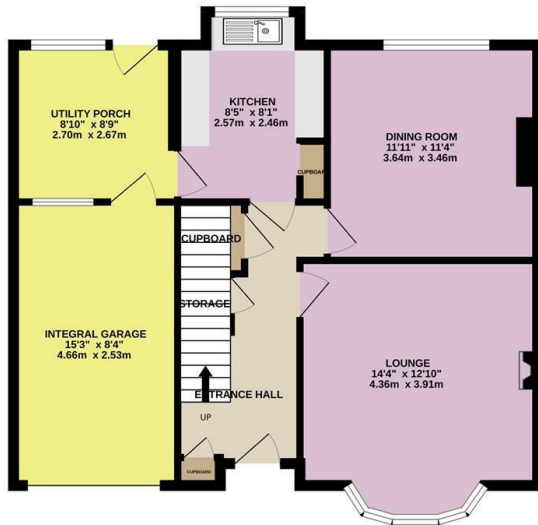


## 12 Barnfield Road, Crosspool, Sheffield, S10 5TE

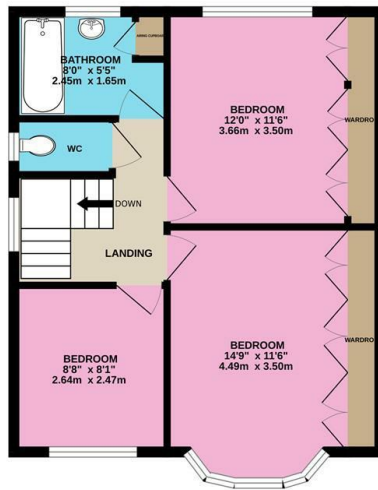
Asking Price £375,000

- No onward chain
- Off street parking and a garage
- Incredible views over Rivelin Valley
- In the heart of Crosspool
- Within the catchment area for popular schools
- Two double bedrooms and one single bedroom
- Brilliant potential
- Around the corner from local playing field and playground
- Long leasehold

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

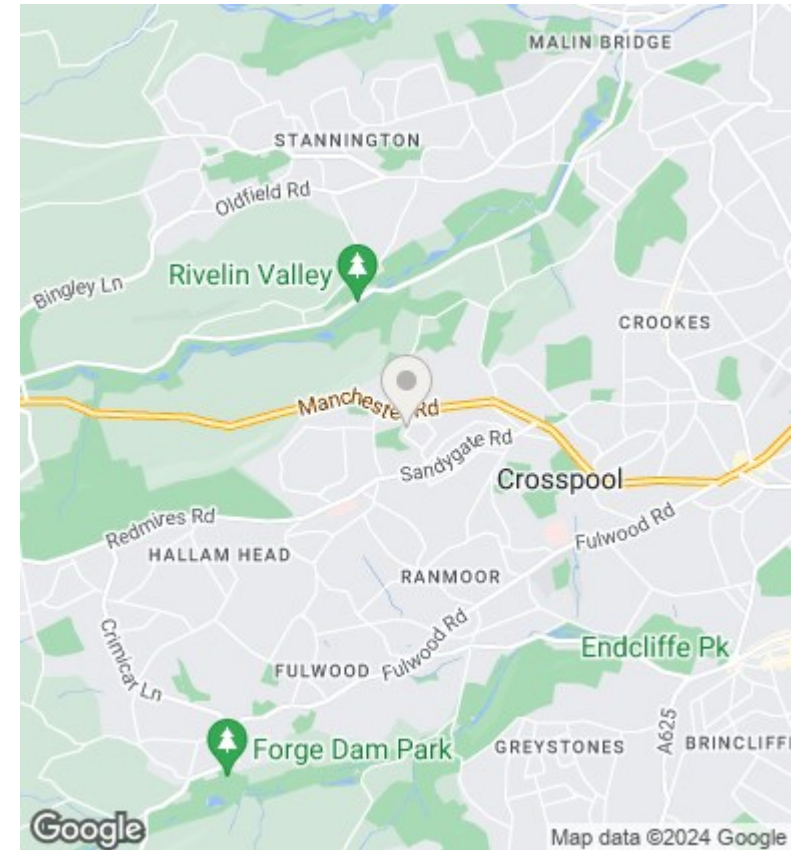


1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	