

## 303 Springvale Road, Crookes, Sheffield, S10 1LL

Asking Price £300,000

- Open plan kitchen/dining room
- Three double bedrooms
- Freehold
- Beautiful living room
- Private South facing rear garden
- Perfect for a first time buyer
- Basement conversion
- Modern bathroom with classic finishes

BASEMENT LEVEL  
184 sq.ft. (17.3 sq.m.) approx.



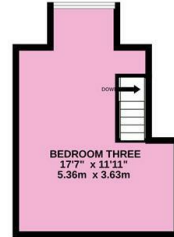
GROUND FLOOR  
426 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

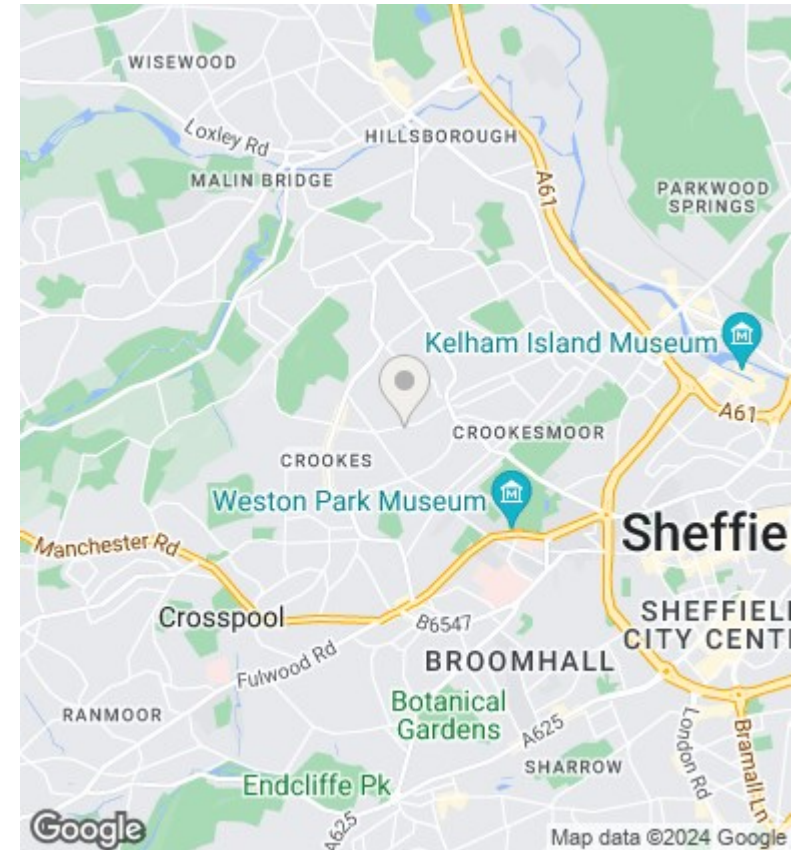


2ND FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 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

## 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	