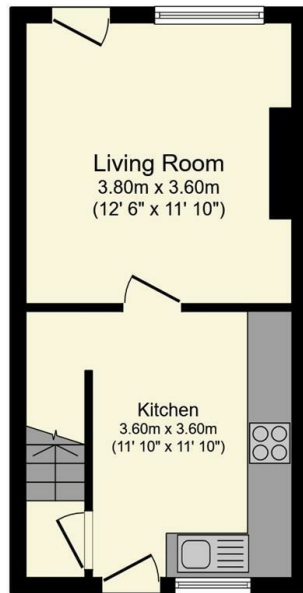




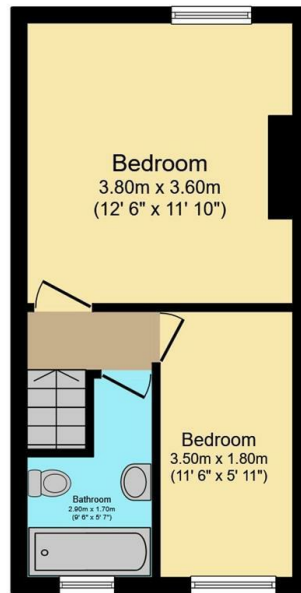
## 34 Stannington View Road, Crookes, Sheffield, S10 1SR

Asking Price £220,000

- Immaculate home
- Private rear garden
- Council tax band A
- Two bedrooms
- Fantastic location close to shops, cafes and pubs
- EPC rating C
- Modern kitchen and bathroom
- Walking distance to city centre, central hospitals and both universities
- Long leasehold



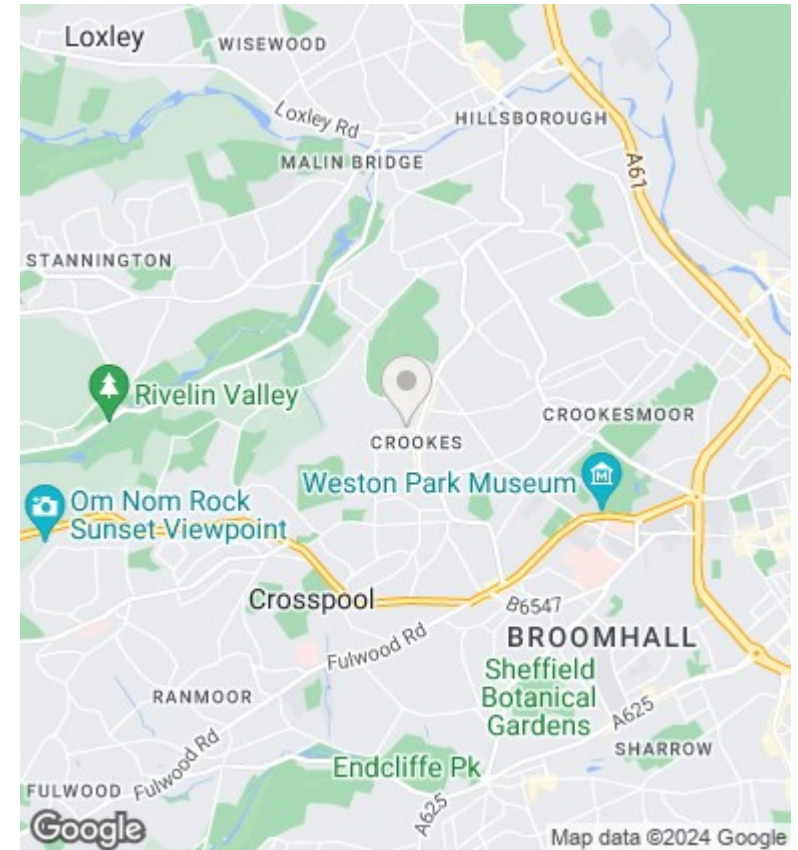
**Ground Floor**  
Floor area 27.0 m<sup>2</sup> (291 sq.ft.)



**First Floor**  
Floor area 27.0 m<sup>2</sup> (291 sq.ft.)

TOTAL: 54.0 m<sup>2</sup> (581 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	