



## 74 Mona Road, Crookes, Sheffield, S10 1NH

Asking Price £260,000

- Beautiful stone fronted home
- Two double bedrooms and one single bedroom
- Incredibly popular location
- Great home for a first-time buyer
- Stunning kitchen
- Private garden with no rights of way from neighbours
- Walking distance to the city centre, Sheffield University and many hospitals
- Spacious living room
- Freehold
- Short walk to Crookes high street



**Basement**  
Floor area 14.6 m<sup>2</sup>  
(158 sq.ft.)

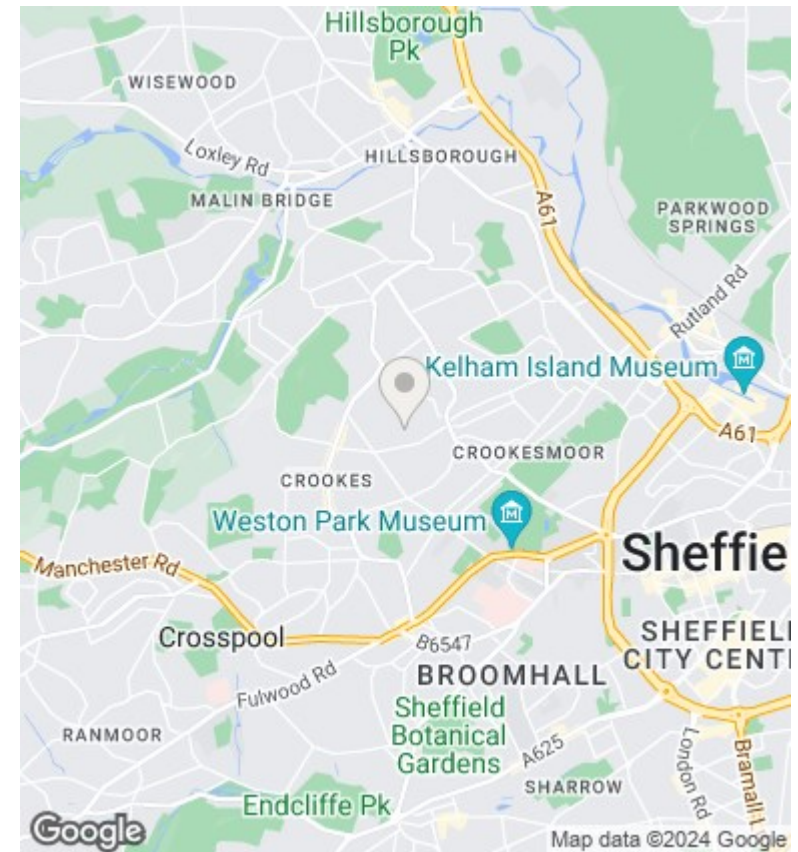
**Ground Floor**  
Floor area 33.6 m<sup>2</sup> (362 sq.ft.)

**First Floor**  
Floor area 32.5 m<sup>2</sup> (350 sq.ft.)

**Second Floor**  
Floor area 23.7 m<sup>2</sup> (255 sq.ft.)

TOTAL: 104.5 m<sup>2</sup> (1,125 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

C

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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	