



## Moorbrook, 2 Moorbank Road, Sandygate, Sheffield, S10 5TR

Asking Price £1,600,000

- Detached family home
- Home office/cinema room
- Private rear garden
- Walking distance to Crosspool shops and cafes
- Five bedrooms and four bathrooms
- Incredible views over Rivelin Valley
- Off street parking for multiple cars
- Three beautiful reception rooms
- Stunning principal bedroom with walk-in wardrobe and en suite
- Double garage

## Directions

## Viewings

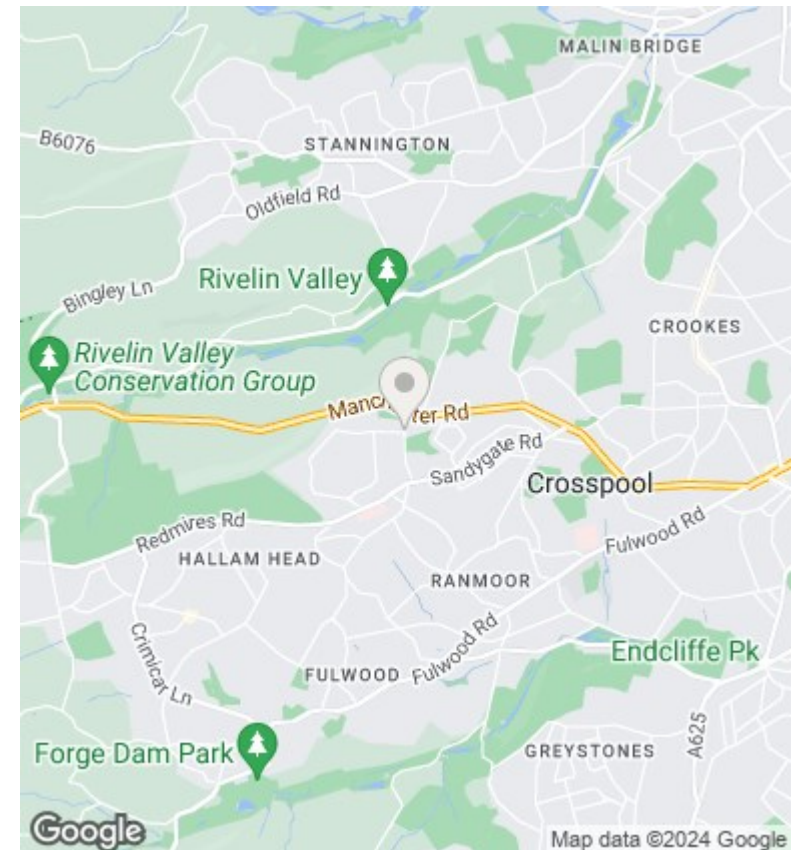
Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



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>		59	
(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	