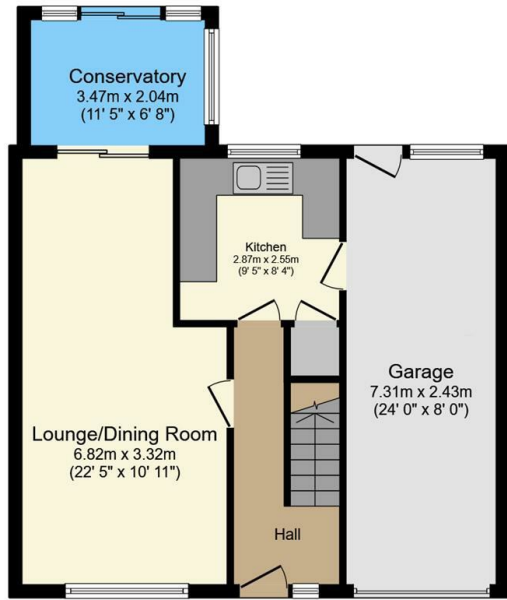




## 5 Arran Road, Crookes, Sheffield, S10 1WQ

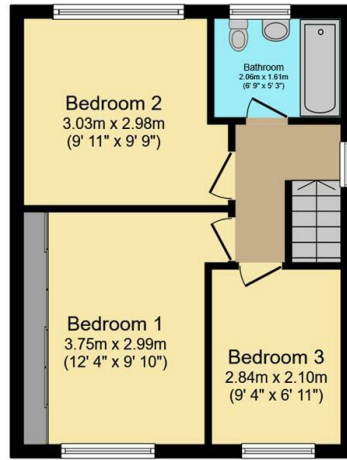
Asking Price £300,000

- No onward chain
- South-facing private rear garden
- Short walk to shops, cafes and restaurants at Crookes and Broomhill
- Semi-detached
- Three bedrooms
- Walking distance to the city centre, Sheffield University and central hospitals
- Large garage
- Quiet location



### Ground Floor

Floor area 59.2 m<sup>2</sup> (637 sq.ft.)

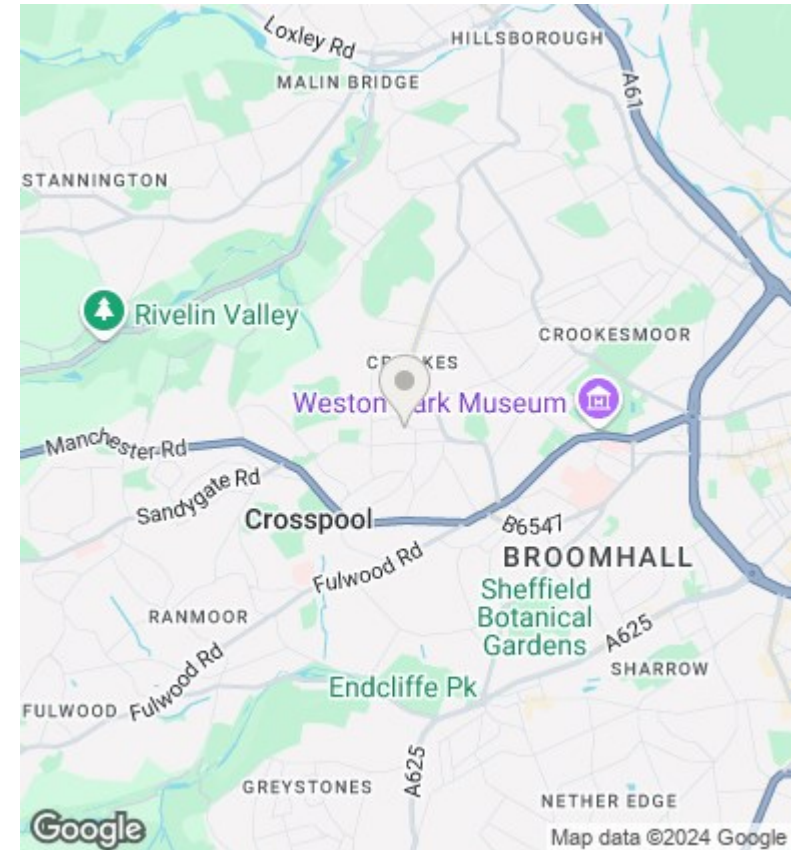


### First Floor

Floor area 35.4 m<sup>2</sup> (381 sq.ft.)

TOTAL: 94.6 m<sup>2</sup> (1,019 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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	