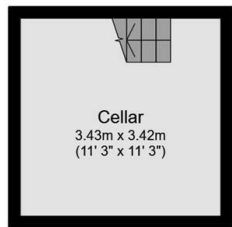




## 304 School Road, Crookes, Sheffield, S10 1GR

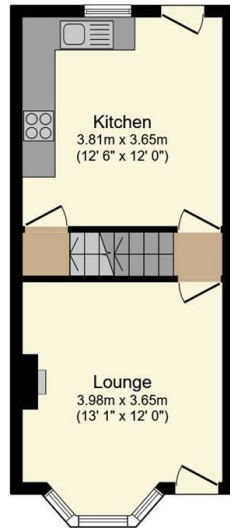
Asking Price £240,000

- Victorian stone fronted mid-terrace
- Living room with a bay window
- Council tax band B
- Four bedrooms
- 938ft<sup>2</sup> of floor space
- Short walk to central hospitals
- Great location for first-time buyers
- Long leasehold
- Close to Sheffield University



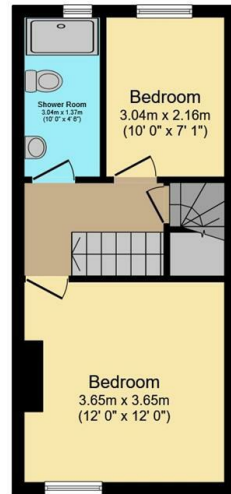
### Cellar

Floor area 13.1 m<sup>2</sup> (141 sq.ft.)



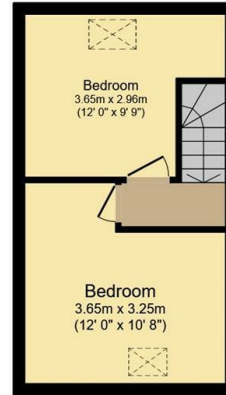
### Ground Floor

Floor area 31.8 m<sup>2</sup> (342 sq.ft.)



### First Floor

Floor area 30.9 m<sup>2</sup> (332 sq.ft.)

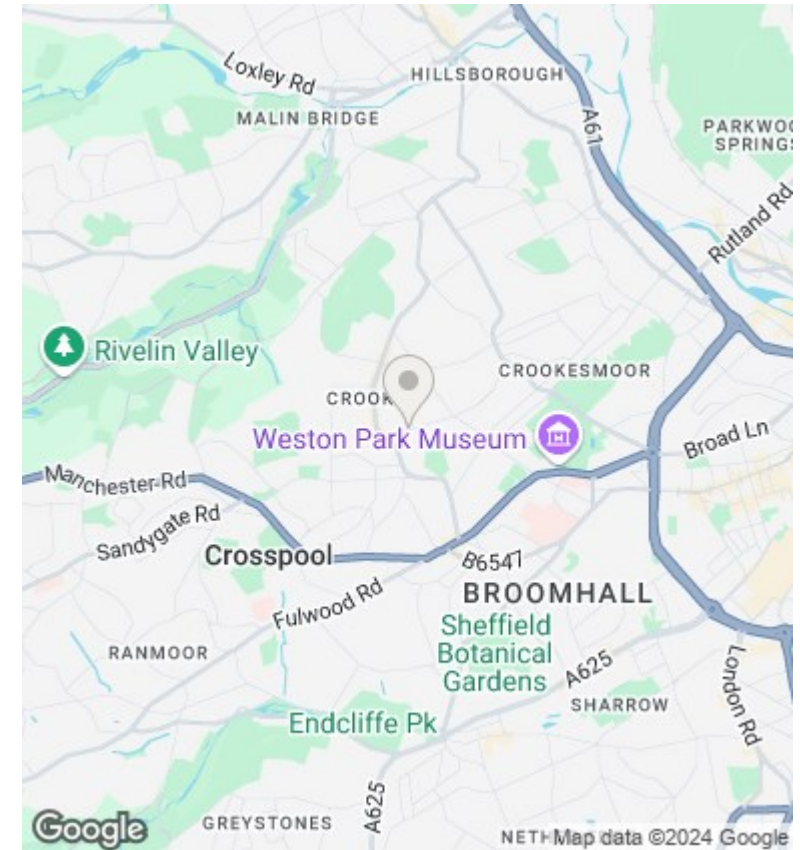


### Second Floor

Floor area 24.5 m<sup>2</sup> (264 sq.ft.)

TOTAL: 100.3 m<sup>2</sup> (1,080 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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	