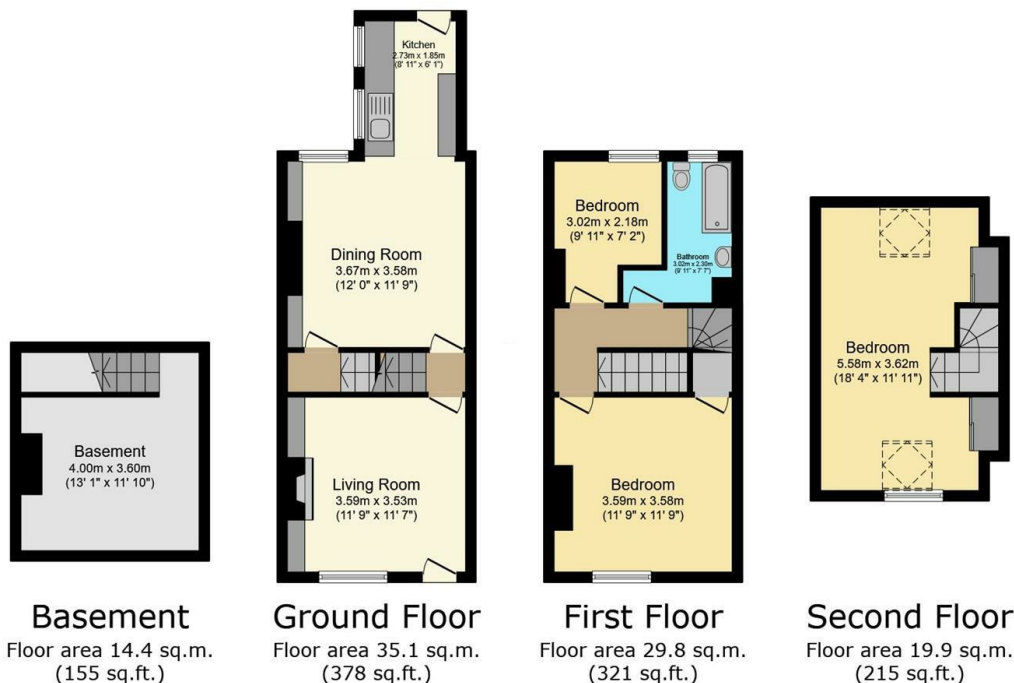




31 Duncan Road, Crookes, Sheffield, S10 1SN

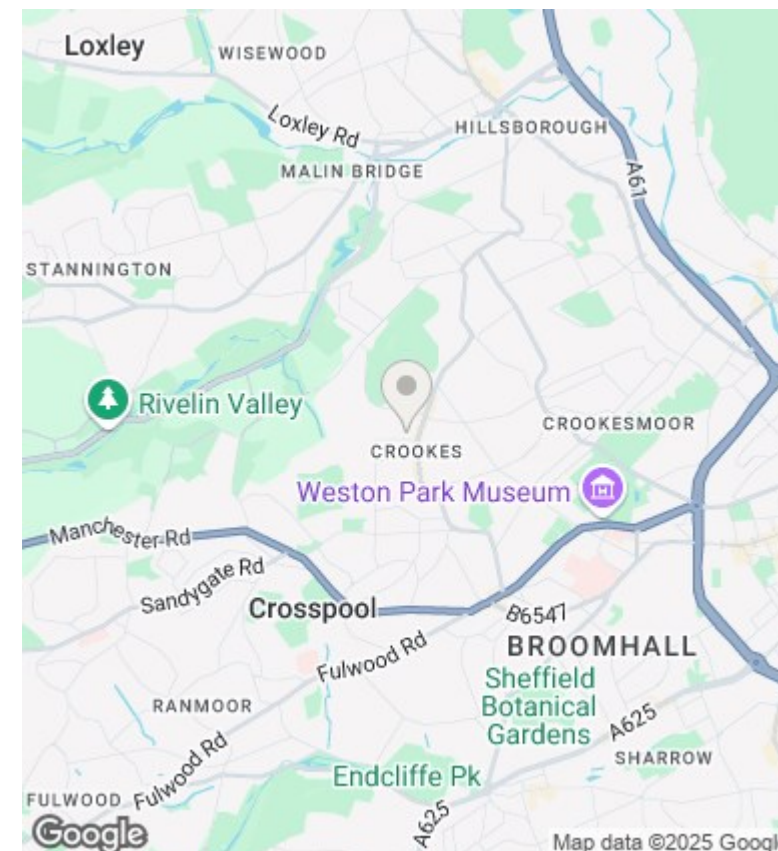
Asking Price £250,000

- No onward chain
- Open plan kitchen/dining room
- South facing rear garden
- Long leasehold
- Highly desirable location
- No rights of way from neighbours
- Good bus links to the city centre, both universities and many hospitals
- Three bedrooms
- Perfect for a first-time buyer
- Council tax band A



TOTAL: 99.3 sq.m. (1,068 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	