



## 4 Harlech Grove, Lodge Moor, Sheffield, S10 4NP

Asking Price £900,000

- 3,000ft<sup>2</sup> of floor space
- Home office
- On site nursery and playground
- Freehold
- Two reception rooms
- Double garage and plenty of off road parking
- Stunning countryside on your doorstep
- Seven bedrooms and four bathrooms
- Good size rear garden
- Short walk to local shops





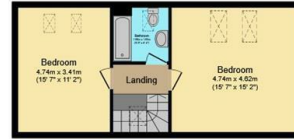
### Ground Floor

Floor area 106.2 m<sup>2</sup> (1,143 sq.ft.)



### First Floor

Floor area 125.8 m<sup>2</sup> (1,354 sq.ft.)

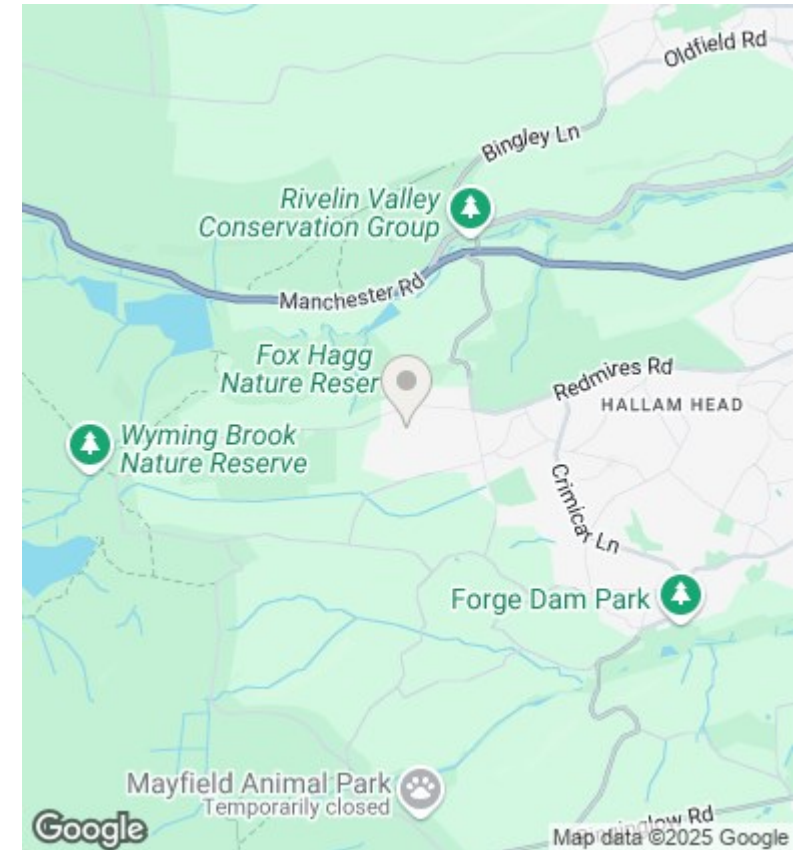


### Second Floor

Floor area 47.0 m<sup>2</sup> (506 sq.ft.)

TOTAL: 279.0 m<sup>2</sup> (3,003 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	