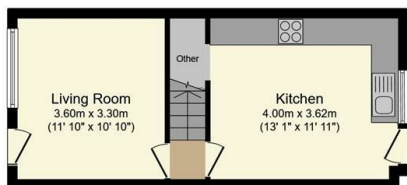




105 Lydgate Lane, Sheffield, S10 5FN

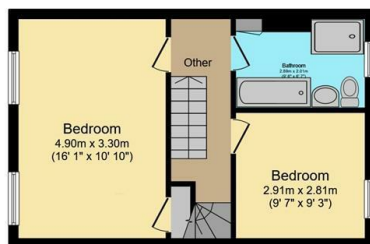
Asking Price £280,000

- Larger than average terrace
- Attic bedroom with en-suite
- Short walk to Crookes and Broomhill
- Modern dining kitchen
- South facing rear garden
- Walking distance to the city centre, both universities and central hospitals
- Contemporary bathroom
- Perfect for a first-time buyer
- Long leasehold



Ground Floor

Floor area 30.5 sq.m. (328 sq.ft.)



First Floor

Floor area 37.9 sq.m. (408 sq.ft.)

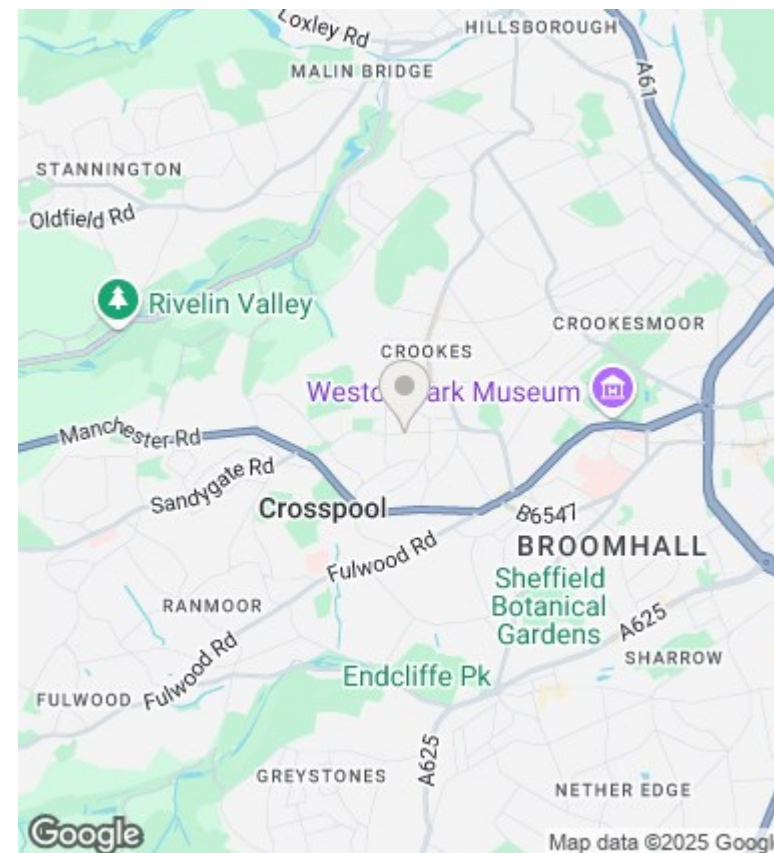


Second Floor

Floor area 26.1 sq.m. (281 sq.ft.)

TOTAL: 94.5 sq.m. (1,017 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		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC