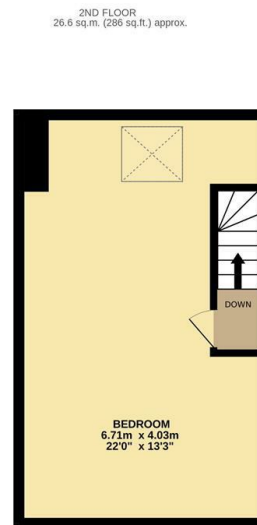
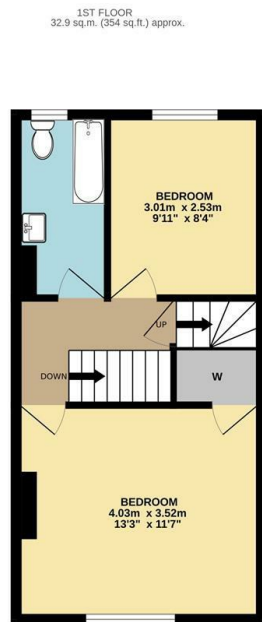
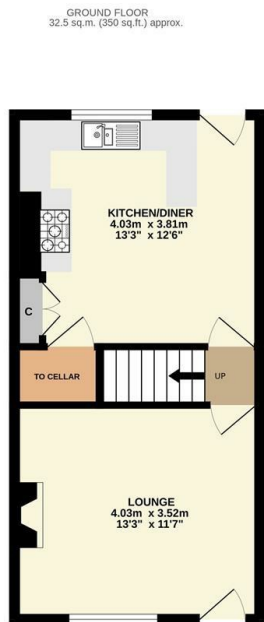




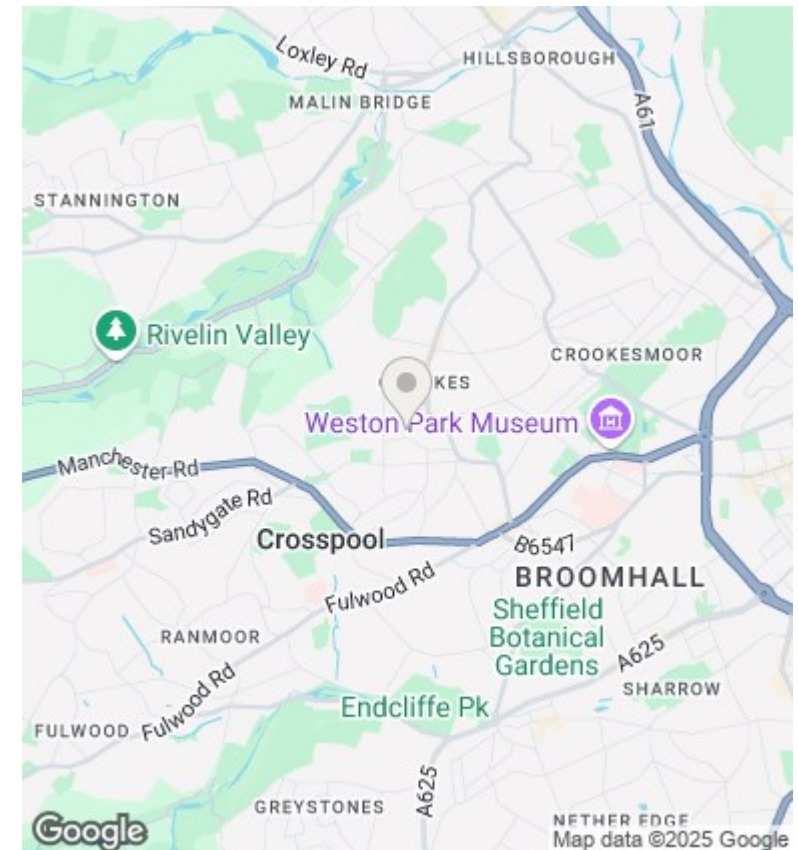
## 6 Eyam Road, Crookes, Sheffield, S10 1UU

Offers Over £260,000

- Quiet cul-de-sac
- Kitchen diner
- South-east facing enclosed rear garden
- Council tax band A
- Close to local shops, cafes, pubs and restaurants
- Cosy living room
- In the catchment area for highly regarded schools including Tapton Secondary School
- Three bedrooms
- Modern bathroom
- Perfect for a first-time buyer



TOTAL FLOOR AREA: 92.0 sq.m. (990 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



## Directions

Owned 5 years 3 bed mid Dining kitchen Living room 3 doubles, including attic Bathroom on FF Fully modernised, new bathroom Fenced off yard, private garden but neighbours do have access at the back Freehold

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(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		
England & Wales		EU Directive 2002/91/EC