



34a Ryegate Road, Sheffield, S10 5FB

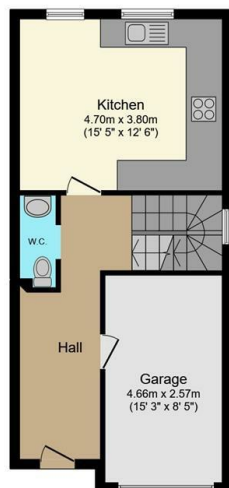
Offers Over £475,000

- Four double bedrooms
- Living room with access to the rear garden
- Plenty of storage space
- Freehold
- Three bathrooms
- Off street parking and a integral garage
- Built in 2012
- Large kitchen diner
- South east facing rear garden
- Within the catchment area for popular schools



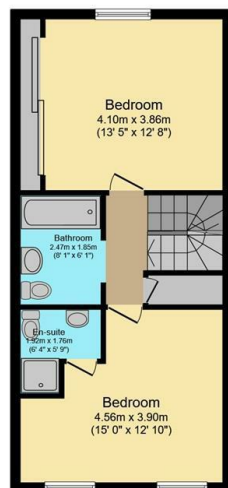
Basement

Floor area 25.8 sq.m. (278 sq.ft.)



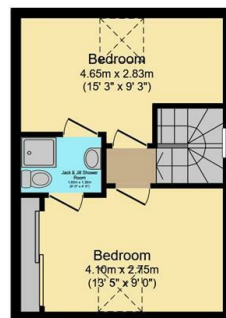
Ground Floor

Floor area 46.6 sq.m. (501 sq.ft.)



First Floor

Floor area 47.6 sq.m. (512 sq.ft.)

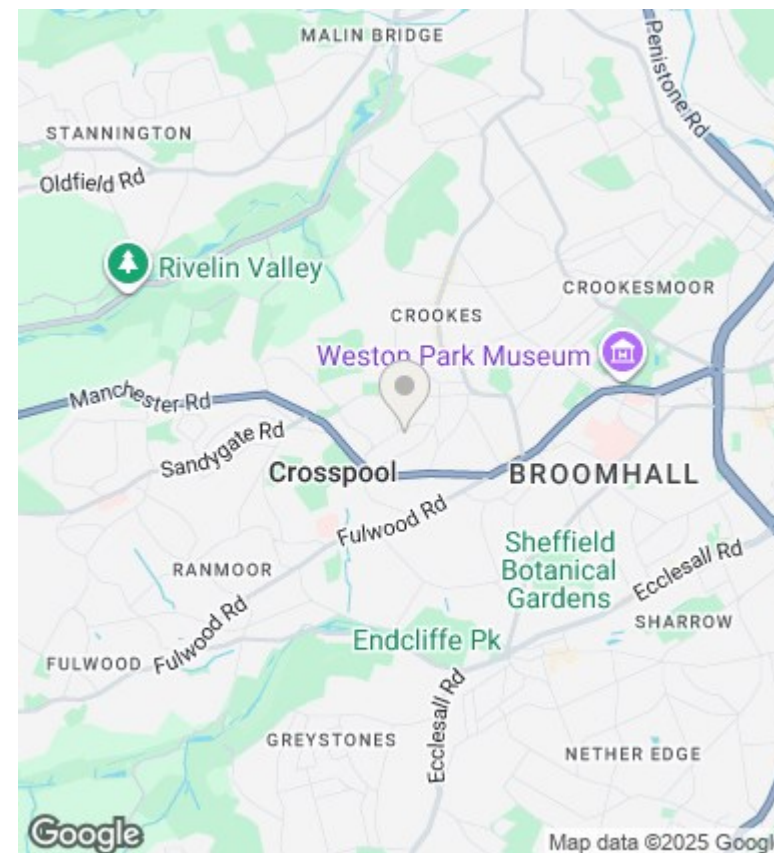


Second Floor

Floor area 30.2 sq.m. (325 sq.ft.)

Total floor area: 150.1 sq.m. (1,616 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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	