



9 Coombe Road, Crookes, Sheffield, S10 1FF

£1,150 PCM

- Beautiful terraced house
- Two double bedrooms and one single bedroom/study
- Walking distance to hospitals and city centre
- Available August 2025
- Modern dining kitchen
- Fantastic attic bedroom
- Unfurnished
- Cosy living room with multi-fuel stove
- Short walk to both Crookes and Broomhill
- Council tax band A

9 COOMBE ROAD
APPROXIMATE GROSS INTERNAL AREA = 81.4 SQ M / 875 SQ FT
CELLAR = 15.6 SQ M / 168 SQ FT
TOTAL = 97 SQ M / 1043 SQ FT

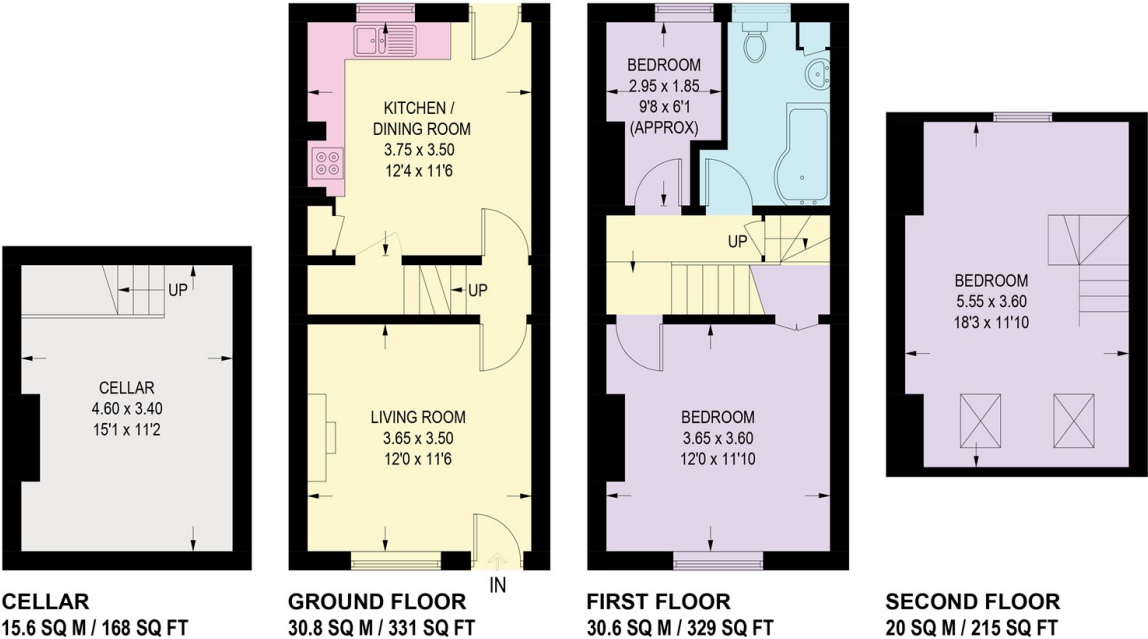
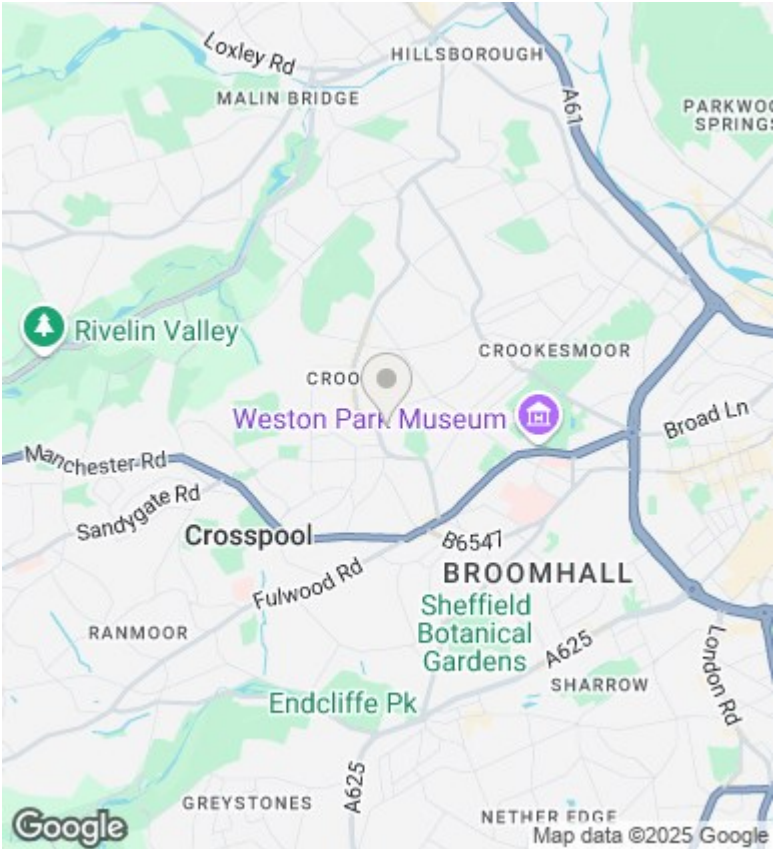


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC