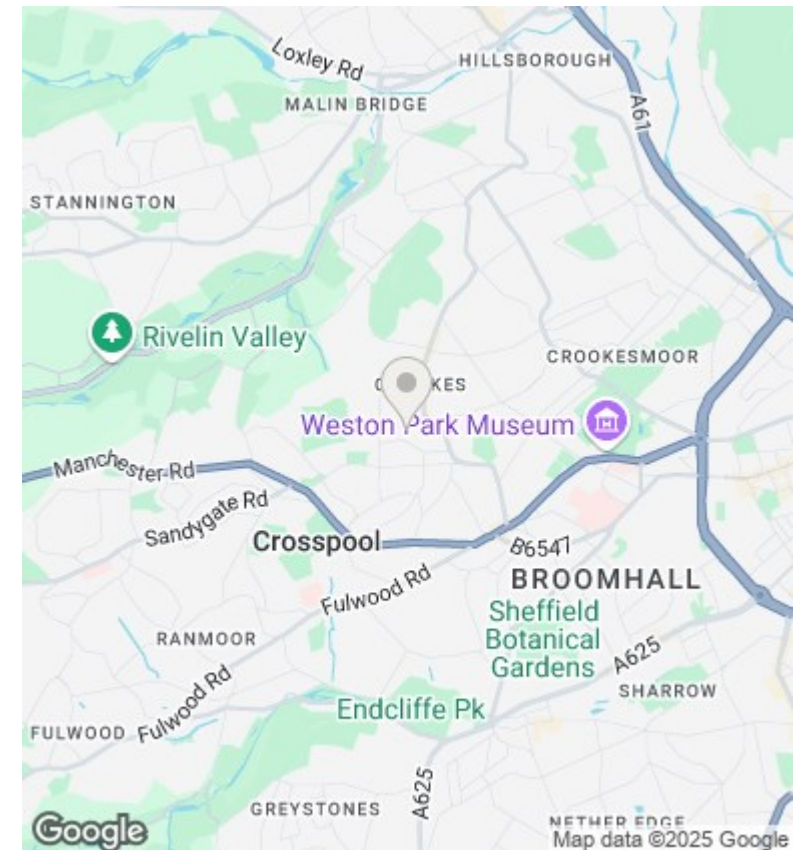
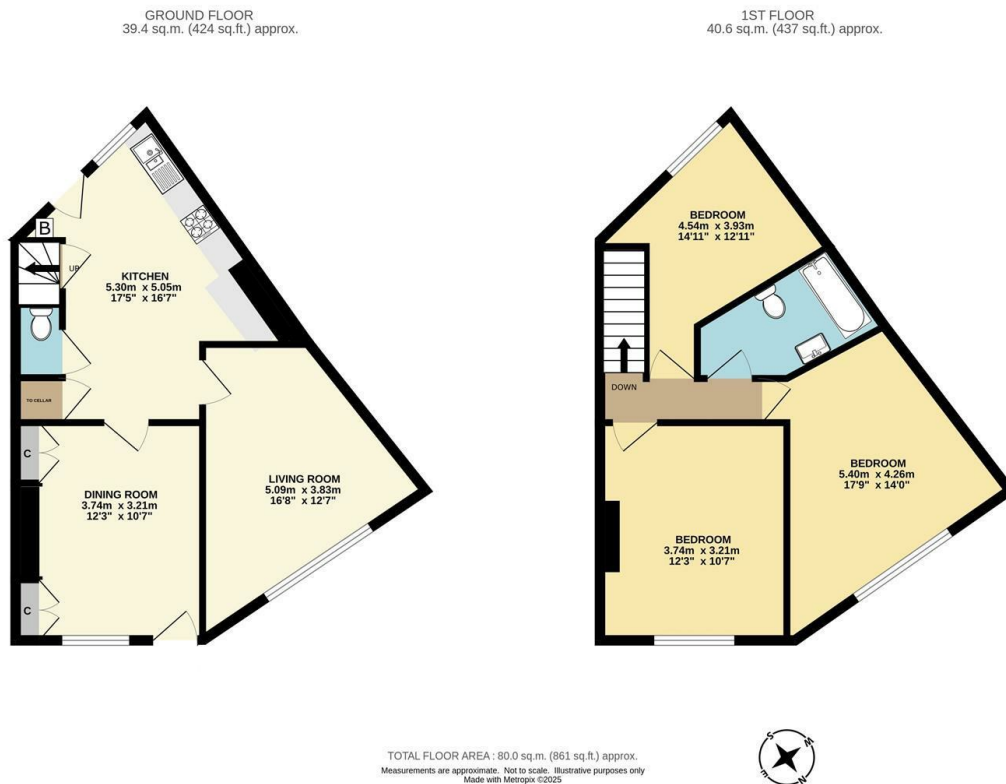




## 35 St. Thomas Road, Sheffield, S10 1UW

Offers Over £280,000

- Unique mid-terrace
- South facing rear garden
- Short walk to fantastic shops and cafes in Crookes
- In the catchment area for popular schools
- Two reception rooms
- No rights of way from neighbours
- Walking distance to the city centre, central hospitals and sheffield university
- Three double bedrooms
- Perfect for first time buyers
- Freehold



## 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+)	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		

