



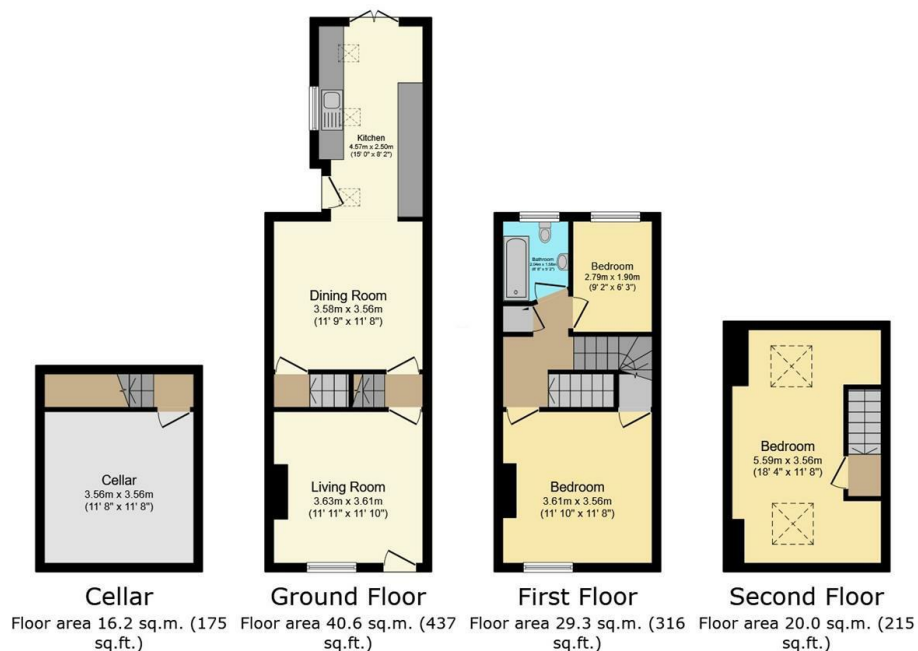
## 22 Elgin Street, Sheffield, S10 1UQ

Offers Over £280,000

- Extended mid-terrace
- Two double bedrooms and one single bedroom
- Short walk to shops, cafes, pubs and restaurants in Crookes
- Freehold
- Open plan kitchen/dining room
- Modern bathroom
- Walking distance to the city centre, Sheffield University and many hospitals

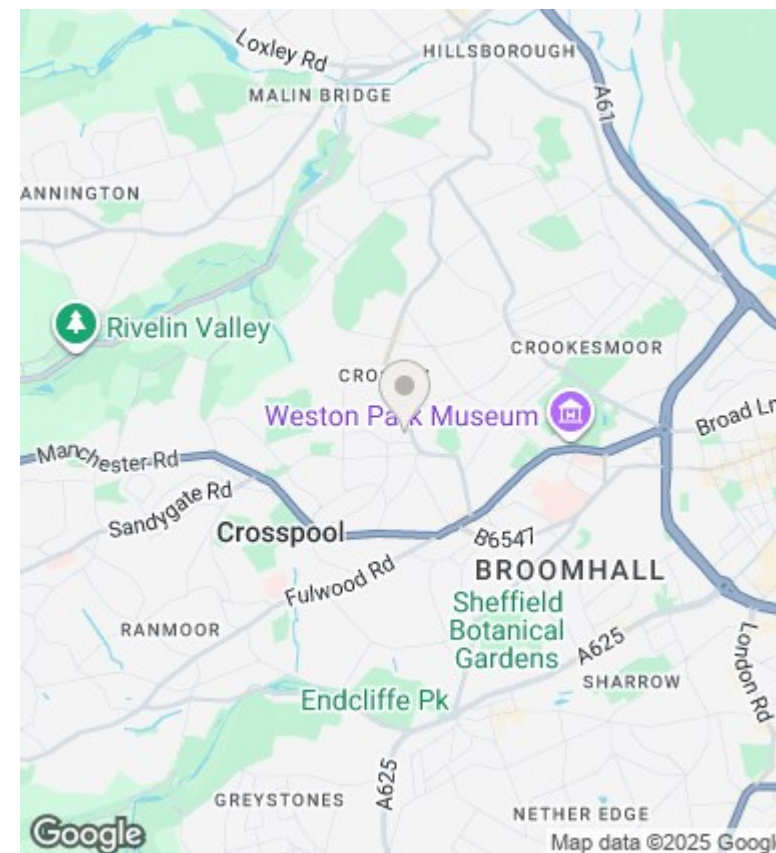


- Cosy living room with wood burner
- Low maintenance rear garden
- Council tax band B



Total floor area: 106.1 sq.m. (1,142 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	