



78 Dransfield Road, Crosspool, Sheffield, S10 5RQ

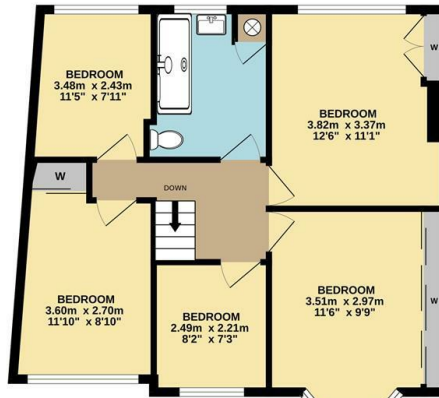
Offers Over £500,000

- Incredibly quiet location
- Spacious kitchen/diner
- Off street parking for multiple cars
- Long leasehold
- Five bedrooms
- Separate dining room
- Garage
- Large living room
- Beautiful rear garden
- Within catchment area for popular schools

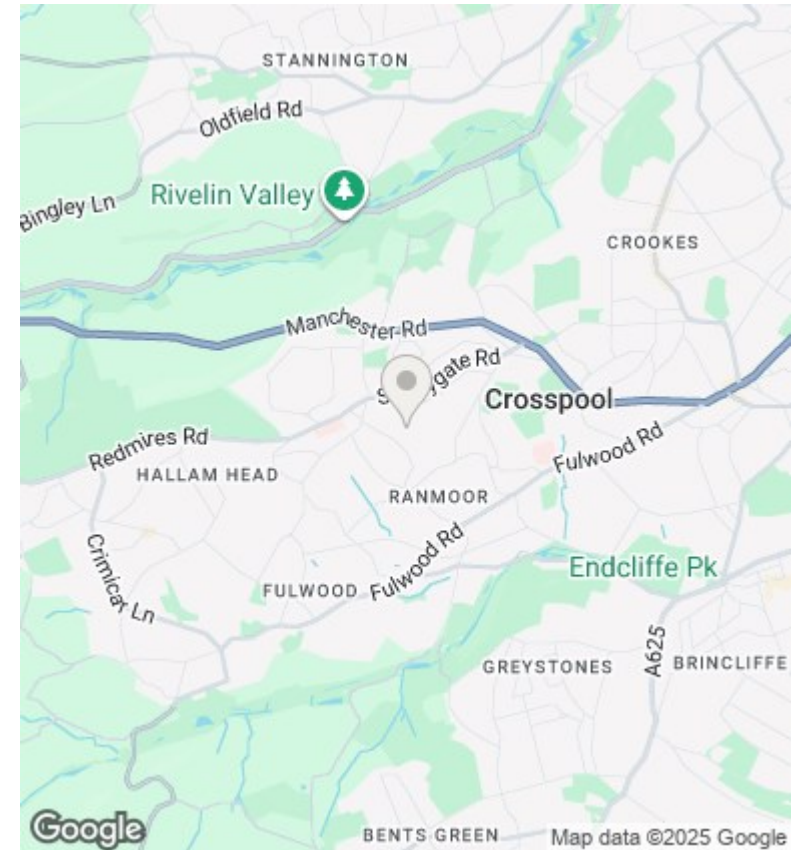
GROUND FLOOR
76.2 sq.m. (821 sq.ft.) approx.



1ST FLOOR
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA: 134.9 sq.m. (1452 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Directions

5 bed semi - Extended over garage and kitchen but this was done prior the the purchasing usual 2 dbl, x1 small and then 1 dbl and 1 single in extension. Master bathroom changed in 2008. Downstairs - front lounge is being as a dining room. Extended lounge and separate kitchen in the extension. Kitchen changed around 2004. Garage, parking for 2/3 cars. Shed, garden house and 2x patio to rear

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	