

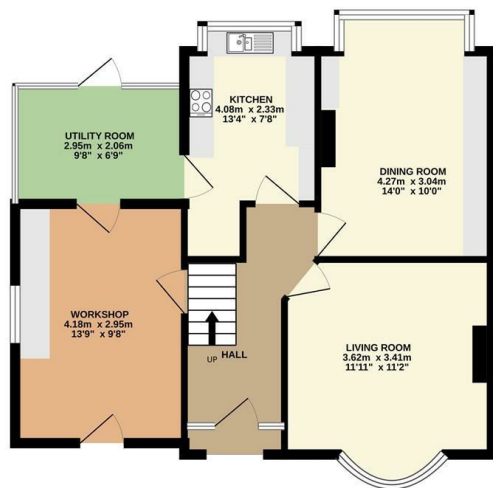


## 28 Stephen Hill, Sheffield, S10 5NU

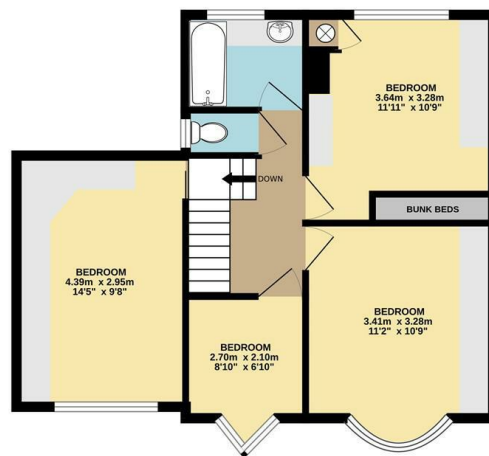
Offers Over £425,000

- Extended semi-detached home
- Large garden
- Incredible views
- Within the catchment area for popular schools
- Four bedrooms
- Off street parking
- Freehold
- Two reception rooms
- Utility room and workshop
- Council tax band C

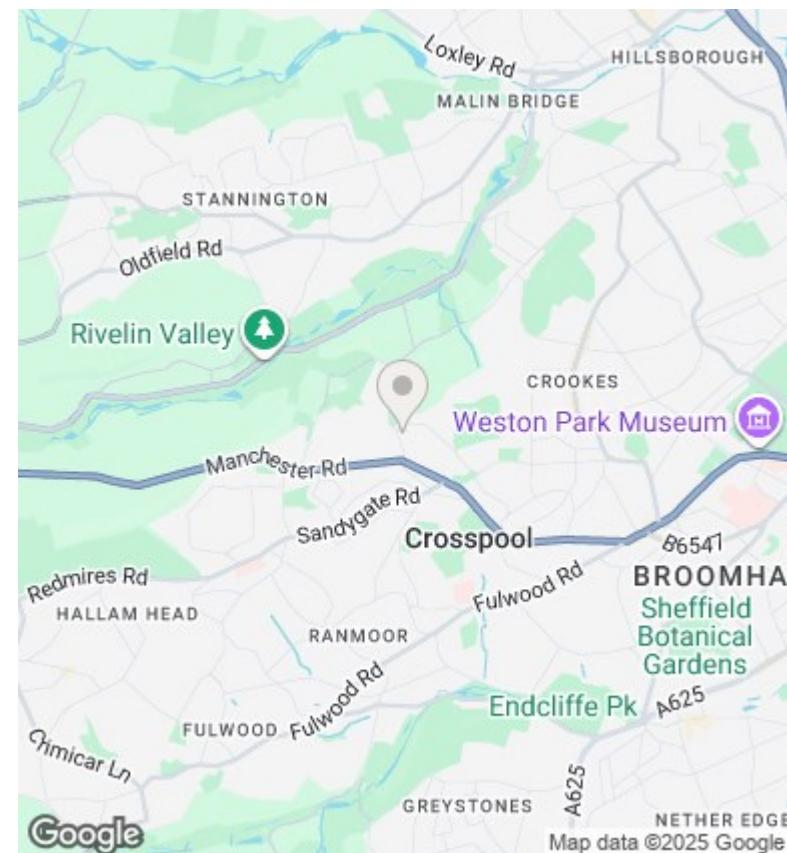
GROUND FLOOR  
52.5 sq.m. (565 sq.ft.) approx.



1ST FLOOR  
51.4 sq.m. (554 sq.ft.) approx.



TOTAL FLOOR AREA : 104.0 sq.m. (1119 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	