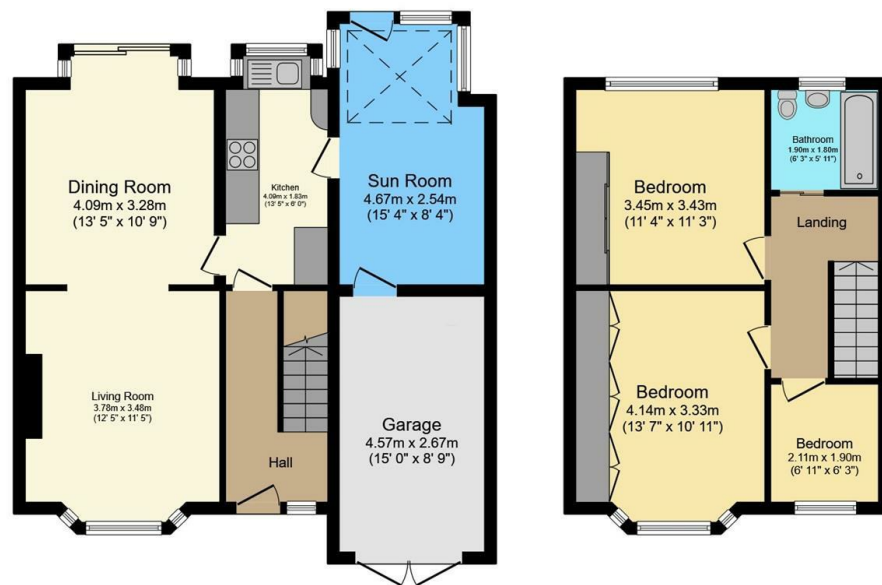




## 46 Hollins Lane, Sheffield, S6 5GR

Offers Over £290,000

- Extended semi-detached home
- Two double bedrooms and one single bedroom
- Short walk to Rivelin Valley Park
- Council tax band C
- South facing rear garden
- Off street parking and a garage
- Close to Stanington Village, Hillsborough and Crosspool
- Two reception rooms
- Stunning views
- Long leasehold

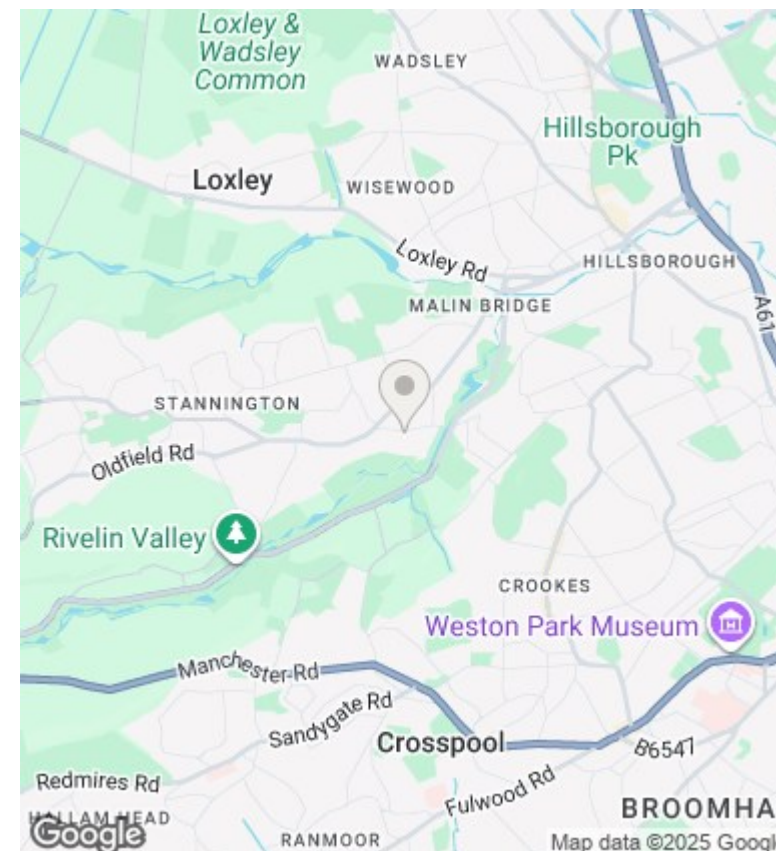


**Ground Floor**  
 Floor area 67.7 sq.m. (729 sq.ft.)

**First Floor**  
 Floor area 40.5 sq.m. (436 sq.ft.)

Total floor area: 108.3 sq.m. (1,165 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

D

## EPC Rating:

E

| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>68</b> |
| (39-54) <b>E</b>                            | <b>52</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 |           |