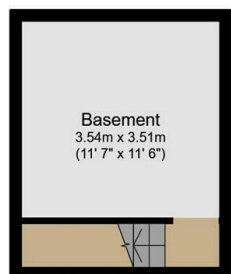




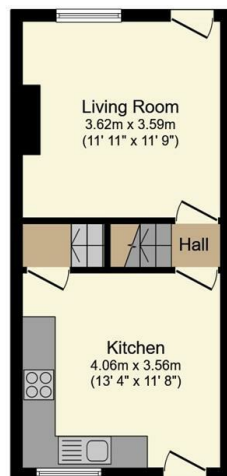
## 27 Blakeney Road, Crookes, Sheffield, S10 1FD

Offers Over £260,000

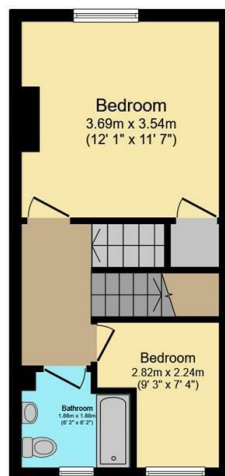
- No onward chain
- Stunning views
- Short walk to Crookes and Broomhill
- Council tax band A
- Recently refurbished
- Three bedrooms
- Walking distance to the city centre, central hospitals and Sheffield University
- New kitchen and bathroom
- Good size rear garden
- Long leasehold



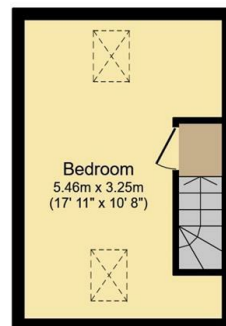
**Basement**  
Floor area 16.3 sq.m.  
(175 sq.ft.)



**Ground Floor**  
Floor area 29.5 sq.m. (318 sq.ft.)



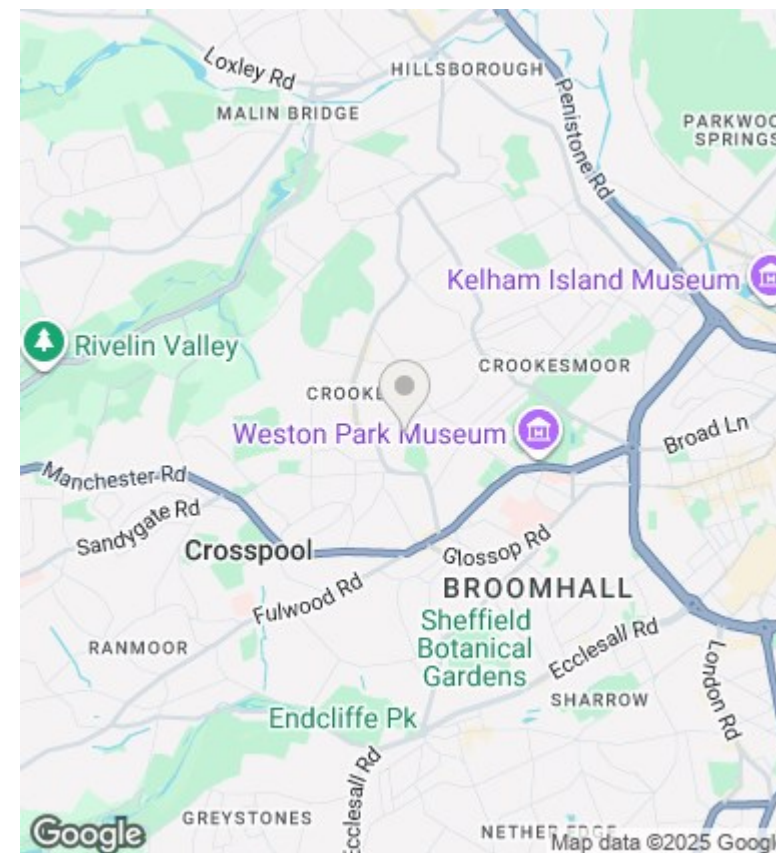
**First Floor**  
Floor area 29.5 sq.m. (318 sq.ft.)



**Second Floor**  
Floor area 19.8 sq.m. (213 sq.ft.)

**TOTAL: 95.0 sq.m. (1,023 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

C

## EPC Rating:

C

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>	70	80
(55-68) <b>D</b>		
(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	