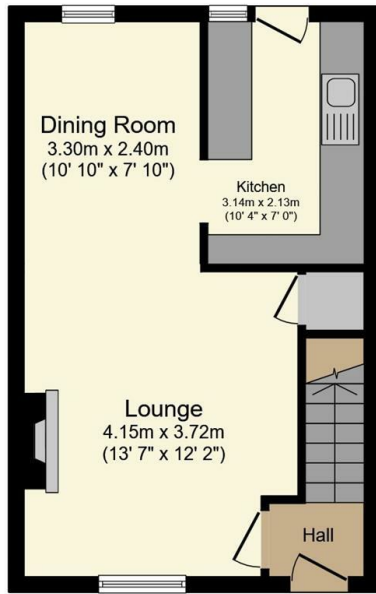




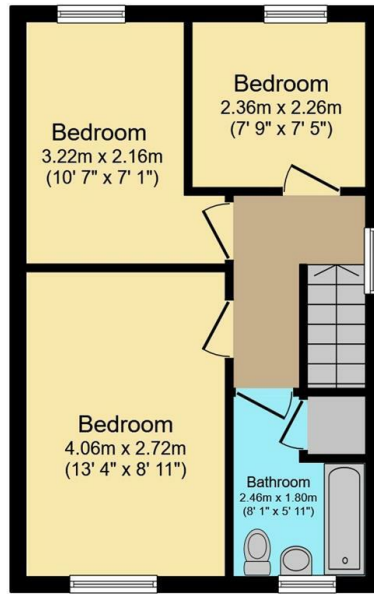
## 2 Worrall Road, Wadsley, Sheffield, S6 4BA

Asking Price £200,000

- No onward chain!
- Three bedrooms
- Freehold
- Detached
- Private garden
- Close to stunning countryside
- Cash buyers only
- Allocated parking



**Ground Floor**  
Floor area 35.0 m<sup>2</sup> (376 sq.ft.)



**First Floor**  
Floor area 35.0 m<sup>2</sup> (376 sq.ft.)

TOTAL: 69.9 m<sup>2</sup> (752 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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		64	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	