



Neill Road, SHEFFIELD

welcome to

Neill Road, SHEFFIELD

Mid-terrace house located in the heart of the vibrant S11 postcode. Benefiting from four bedrooms, two reception rooms, bathroom and a large yard. Plus, it's close to Botanical Gardens, shops, universities and hospitals, you don't want to miss out!!



A deceptively spacious mid- terrace house, located in the heart of the S11 Postcode .This four bedroom home is well accommodated with two generous reception room, a kitchen, perfect family bathroom and a large yard. Close to great local amenities such as the Botanical Gardens, Endcliffe Park, excellent shops and cafes. It is also close to schools, university and easy access to Sheffield City centre

Lounge

11' 11" x 12' 2" (3.63m x 3.71m)

Dining Room

10' 10" x 11' 9" (3.30m x 3.58m)

Kitchen

8' 3" x 6' (2.51m x 1.83m)

Bedroom 1

11' 8" x 11' 11" (3.56m x 3.63m)

Bedroom 4 (study)

5' 7" x 9' 4" (1.70m x 2.84m)

Bathroom

Second Floor Accommodation

Bedroom Two

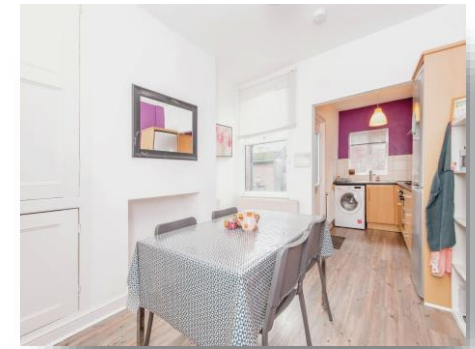
11' 3" x 12' 7" (3.43m x 3.84m)

Bedroom Three

11' 9" x 12' (3.58m x 3.66m)

Cellar

Outbuilding



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Neill Road, SHEFFIELD

- PRICE GUIDE £235,000 - £245,000
- FOUR BEDROOM MID-TERRACE
- TWO RECEPTION ROOMS
- SPACIOUS LIVING ACCOMMODATION
- EASY ACCESS TO CITY CENTRE

Tenure: Freehold EPC Rating: D

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC106933 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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