



Way Side Kirby Lane, Sheffield, S35 2YX

They don't come up for sale on this street very often, so don't hang about to view this 4 bed detached house for sale in Sheffield with plenty of parking and beautiful garden to the rear.

This unique property briefly comprises, open plan kitchen/sitting area/dining area leading onto the garden, utility room with WC. Downstairs you will also find a separate lounge, bedroom and family bathroom. Upstairs you will find 3 further bedrooms.

Outside there is parking for numerous vehicles as well as 2 garages, garden store to rear.

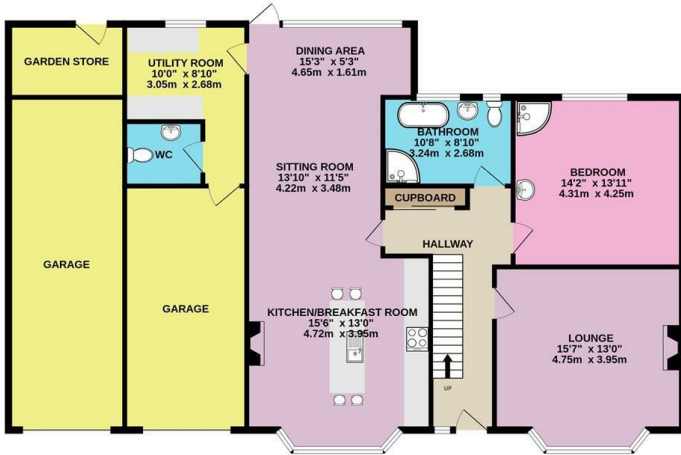
This street is extremely popular so get in touch now to arrange your viewing.

Book your viewing today for this 4 bed detached house for sale on Kirby Lane.

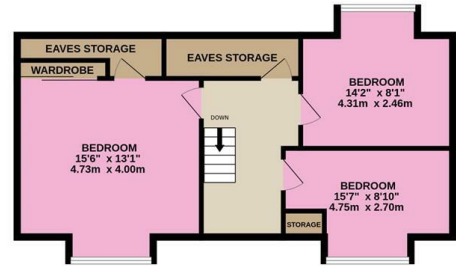
- Fantastic Location
- 4 Bed Detached Property with Double Garage
- Spacious Kitchen/Living/Dining Room
- Beautiful Garden to the Rear
- Utility Room with WC
- 2 Garages & Parking for Several Vehicles
- BE QUICK

£650,000

GROUND FLOOR
1671 sq.ft. (155.2 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 2283 sq.ft. (212.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	