

## Directions

## Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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		
England & Wales		
EU Directive 2002/91/EC		

**JC SALES & LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

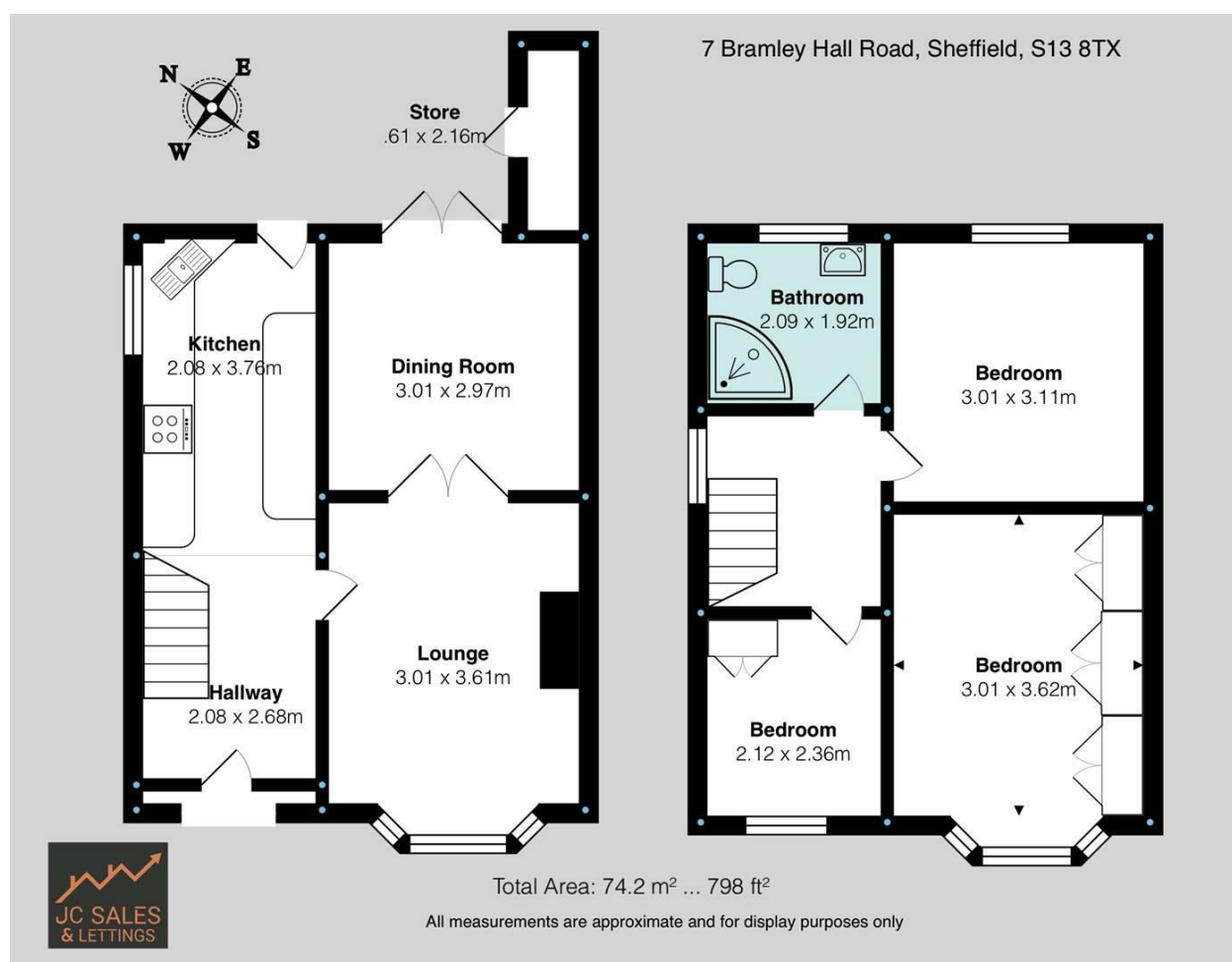
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



**7 Bramley Hall Road, Handsworth, Sheffield, S13 8TX**

**Guide price £240,000**

- Traditional bay fronted semi
- Large corner plot
- Open plan lounge / dining room
- No upward chain
- Three bedrooms
- Guide Price £240,000-£250,000
- Block paved, gated driveway with plenty of parking
- Low maintenance rear garden with decking
- Ideal first time buy or family home
- Sought after location





# 7 Bramley Hall Road, Sheffield S13 8TX

\*\* GUIDE PRICE £240,000 - £250,000\*\*

A traditional 1930s semi, situated on a LARGE CORNER PLOT with GENEROUS OFF ROAD PARKING. This well proportioned FAMILY HOME would suit a FIRST TIME BUYER or FAMILY and is offered to the market with NO UPWARD CHAIN. LOW MAINTENANCE REAR GARDEN and outhouse with power. Master bedroom with FITTED WARDROBES. Potential to extend, subject to the relevant planning permission. Occupying an ENVIABLE POSITION on this HIGHLY SOUGHT AFTER estate in Handsworth. Close to an abundance of local amenities, public transport links, large supermarkets and the motorway network. The property briefly comprises of entrance hall, fitted kitchen, open plan lounge, dining room, three bedrooms to the first floor and shower room/WC. Huge driveway and gardens to side and rear. An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer. EPC Grade C.

 3

 1

 2

 C

Council Tax Band: B

