



## Directions

## Viewings

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

## EPC Rating

D

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>		
(55-68) <b>D</b>	57	80
(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**

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## 26 Totley Brook Road, Dore, Sheffield, S17 3QS

Offers in the region of £640,000

- Stunning period property
- Five bedrooms, with three bathrooms
- Within close proximity to Dore train station
- Full of character and charm
- Stone built outbuildings
- Situated over four floors (including a cellar)
- Popular village location
- Beautiful enclosed rear garden
- Car port and driveway
- EPC Grade D



# 26 Totley Brook Road, Sheffield S17 3QS

JC SALES & LETTINGS are delighted to offer to the market this FIVE BEDROOMED, STONE BUILT, PERIOD PROPERTY, which is situated in the popular village location of DORE. Occupying an enviable position, within close proximity to DORE TRAIN STATION, this an ideal purchase for growing families or commuters. This substantial VICTORIAN PROPERTY offers 2283 SQ FOOT OF VERSATILE LIVING SPACE over FOUR FLOORS and boasts many ORIGINAL FEATURES with modern additions, such as a DOWNSTAIRS WET ROOM and ENSUITE.

The property comprises of, entrance hallway, main sitting room, second reception, kitchen and open plan breakfast room, downstairs wet room and access to the cellar. To the first floor there are Three bedrooms, one with an en-suite and a family bathroom. To the second floor there are two bedrooms and a large storage area. To the rear of the property is a beautiful, well stocked garden, outbuildings, a car port and a driveway.

EPC Grade = D

 5

 3

 2

 D

Council Tax Band: E

