

## Directions

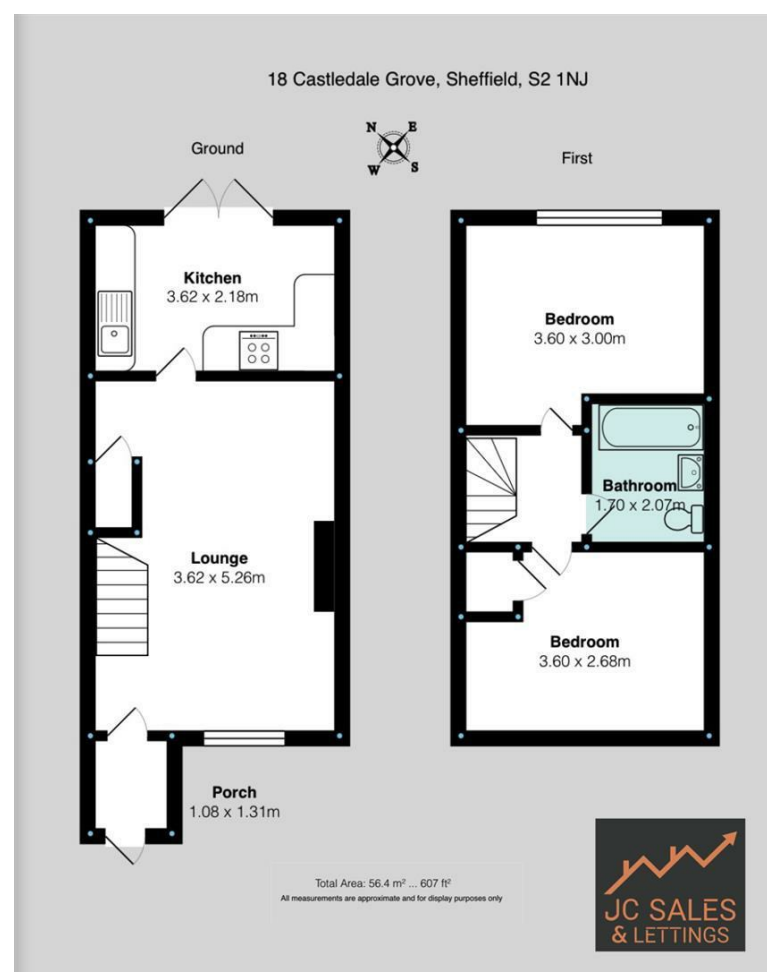
## Viewings

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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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		



## 18 Castledale Grove, Sheffield, S2 1NJ

Asking price £150,000

- Perfect first time buyer property
- Fantastic views to the rear
- Semi detached home
- Low maintenance, tiered garden
- Great transport links
- Two double bedrooms
- Gated driveway
- Lots of curb appeal
- Well presented throughout
- EPC Grade = D



# 18 Castledale Grove, Sheffield S2 1NJ

BEAUTIFUL VIEWS and lots of CURB APPEAL is on offer with this well presented two bedroomed STARTER HOME. Situated in a popular residential area, the property offers convenient access to THE PARKWAY. A generous, LOW MAINTENANCE GARDEN makes the most of the fantastic views to the rear. Perfect for the FIRST TIME BUYER. The property benefits further from a gated DRIVEWAY.

An early inspection is recommended to appreciate this attractive home which briefly comprises of:-entrance hall, lounge, kitchen with PATIO DOORS to the split level garden. To the top floor there are two good sized bedrooms and a family bathroom.

EPC Grade = D

 2

 1

 1

 D

Council Tax Band: A

