



## 18 LEOPOLD AVENUE SHEFFIELD, S25 2PY

**£115,000**  
**FREEHOLD**

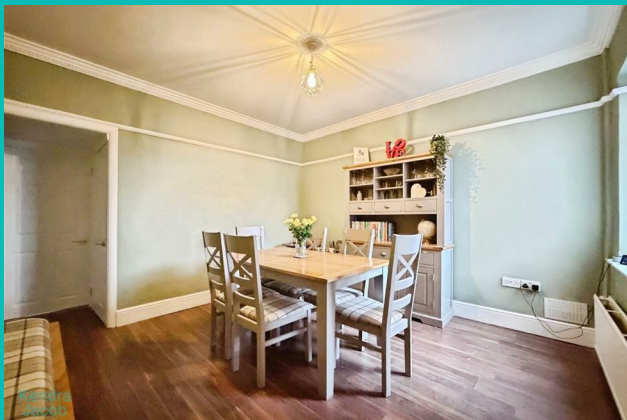
This property is perfect for a first time buyer or family. It is situated in the heart of Dinnington close to the local amenities including schools, shops and public transport facilities. The property benefits from a driveway to the rear of the property, conveniently situated for the M1/M18 motorway network and much more. The property briefly comprises of lounge with stairs rising to the first floor, separate dining room and kitchen with a comprehensive range of wall and base units and some integrated appliances. To the first floor are three bedrooms and family bathroom. To the front of the property is a courtyard area and to the rear is a courtyard area and access to the driveway providing off road parking for one vehicle.

**Kendra  
Jacob**

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# 18 LEOPOLD AVENUE

• Perfect For A First Time Buyer • Close To Local Amenities • School Catchment • Convenient For Meadowhall and Crystal Peaks Shopping Centres • Driveway To The Rear Of The Property • Lounge And Separate Dining Room • Comprehensively Fitted Kitchen • Three Bedrooms • Family Bathroom With Corner Bath • BOOK A VIEWING NOW - DO NOT MISS OUT



## Lounge

The lounge is entered via a Upvc double glazed door, window overlooking the front, central heating radiator, coving to the ceiling and stairs rising to the first floor accommodation.

## Dining Room

With coving to the ceiling, dado rail, window overlooking the rear courtyard area, central heating radiator and storage cupboard.

## Kitchen

Comprising of a range of wall and base units with complimentary work surfaces over, there is a built in electric oven, induction hob and extractor above. There are integrated appliances to include dish washer and fridge freezer. Central heating radiator; Sink Unit and boiler. Window overlooking the rear.

## First Floor Landing

With central heating radiator.

## Bedroom One

With window overlooking the front, central heating radiator and storage cupboard.

## Bedroom Two

With window overlooking the rear, central heating radiator and access to the loft space.

## Bedroom Three

With window overlooking the rear and central heating radiator.

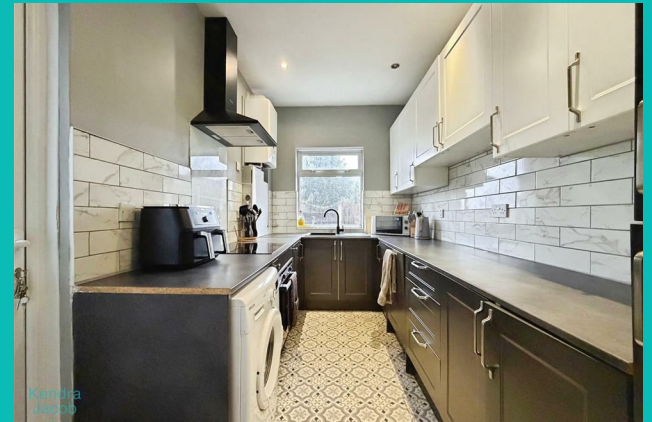
## Family Bathroom

With corner bath with shower over, wash hand basin and low flush WC. Window to the side.

## Outside

To the front of the property is a courtyard area and to the rear is a further courtyard area and a driveway allowing off road parking for one vehicle.

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## ADDITIONAL INFORMATION

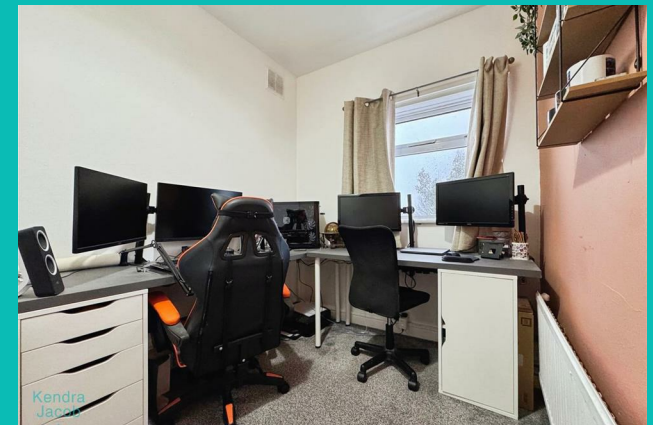
**Local Authority** – Rotherham

**Council Tax** – Band A

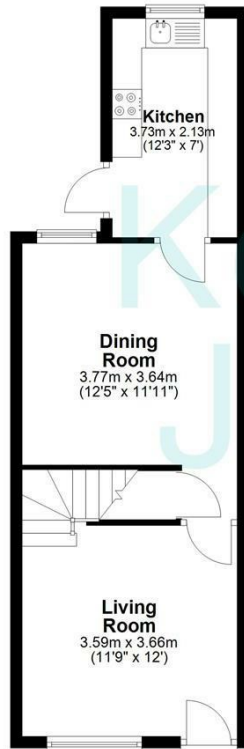
**Viewings** – By Appointment Only

**Floor Area** – 835.10 sq ft

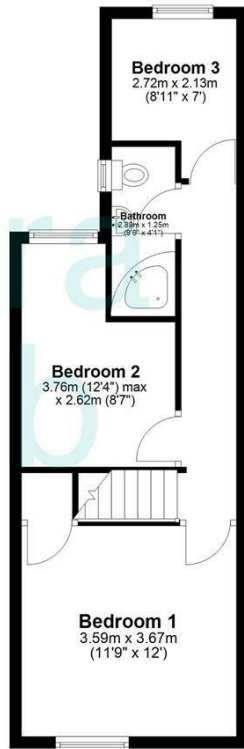
**Tenure** – Freehold



**Ground Floor**  
Approx. 38.8 sq. metres (417.4 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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