



Elcroft Gardens, Sothall Sheffield S20 1GY

welcome to
Elcroft Gardens, Sothall Sheffield

Occupying a cul de sac position and providing great access to Crystal Peaks & supertram network is this three bedroom detached property which would ideally suite a family. Offering plenty of space the property is worthy if an internal inspection! No chain.





Hall

Lounge

17' 3" x 12' 1" (5.26m x 3.68m)

Dining Kitchen

15' 5" x 10' 7" (4.70m x 3.23m)

Conservatory

Inner Hall

Shower Room

Landing

Bedroom One

13' 11" x 8' 8" (4.24m x 2.64m)

Bedroom Two

7' 3" x 6' 8" (2.21m x 2.03m)

Bedroom Three

7' 11" x 6' 5" (2.41m x 1.96m)

Bathroom

Gardens

Drive & Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Elcroft Gardens, Sothall Sheffield

- Lovely three bedroom detached house
- Dining Kitchen
- Spacious Lounge
- Cul de sac position
- Great access to Crystal Peaks & Supertram Links

Tenure: Leasehold EPC Rating: D

offers in the region of

£270,000



view this property online [williamhbrown.co.uk/Property/CPK112450](https://www.williamhbrown.co.uk/Property/CPK112450)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPK112450 - 0009

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Please note the marker reflects the
postcode not the actual property



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