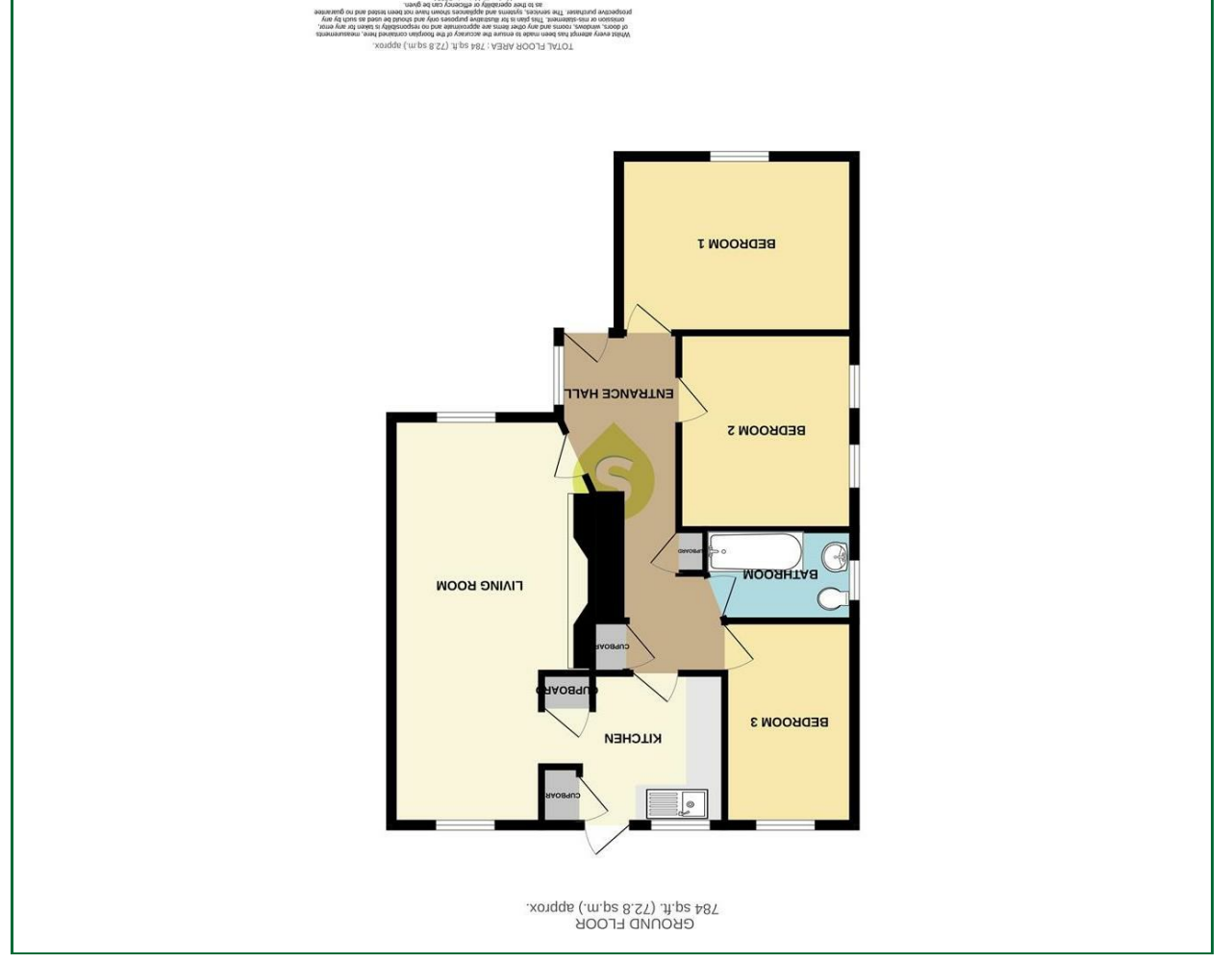




Ivel Road,  
Sheffield 1 Beds  
£425,000



Floor Plan

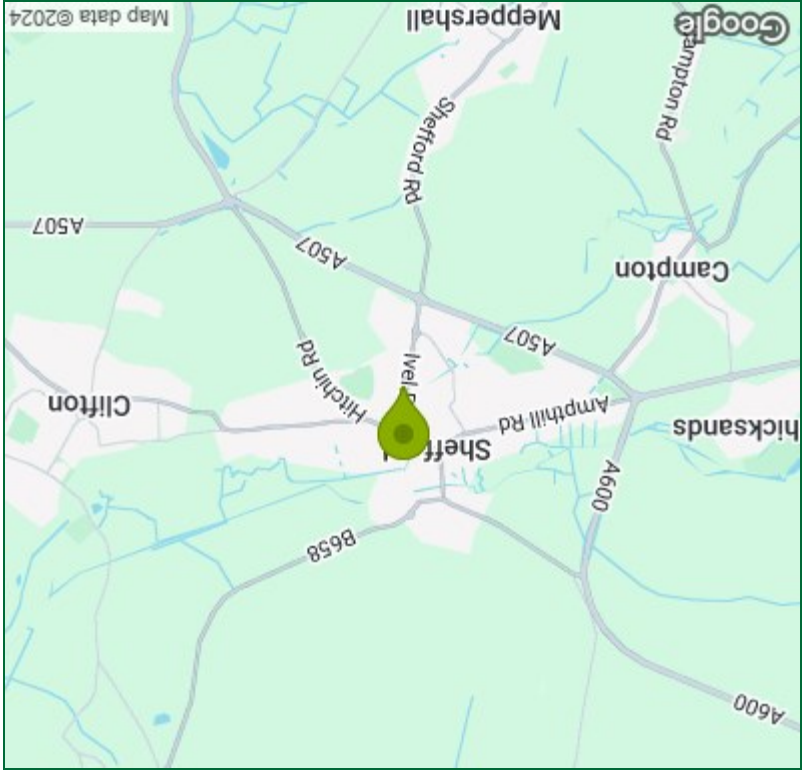


**Viewing**  
Please contact our Sheffield Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

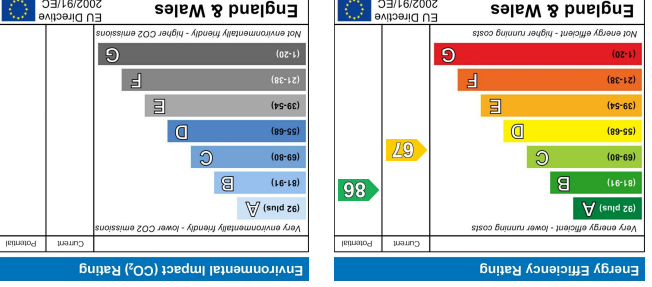
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

Area Map



Energy Efficiency Graph



EU Directive 2002/91/EC  
Not environmentally friendly - higher CO2 emissions

#### Entrance Hall

Entrance door, window to side, access to loft space, airing cupboard.

#### Lounge/Diner

22'11" x 12'9"

Dual aspect room with windows to front and rear, radiator.

#### Kitchen

10'3" x 8'2"

Range of base and eye level units with roll top work surfaces, stainless steel sink unit, wall mounted boiler, window to rear, door to garden.

#### Bedroom One

13'1" x 9'11"

Window to front, radiator.

#### Bedroom Two

11'0" x 10'0"

Two windows to rear, radiator.

#### Bedroom Three

11'4" x 7'3"

Window to rear, radiator.

#### Front Garden

Block paved driveway providing off road parking and leading to garage, rest laid to lawn.

#### Garage

16'9" x 8'5"

Up and over door, power and light, personal door to side.



#### Rear Garden

Large, fully enclosed garden approximately 75 ft in length, mainly laid to lawn, paved patio area, gated access to driveway.

#### Agents Notes

Freehold

Council Tax Band D.

