

if you wish to arrange a viewing appointment for this property or require further information.

Please contact our Sheffield Office on 01462 814087

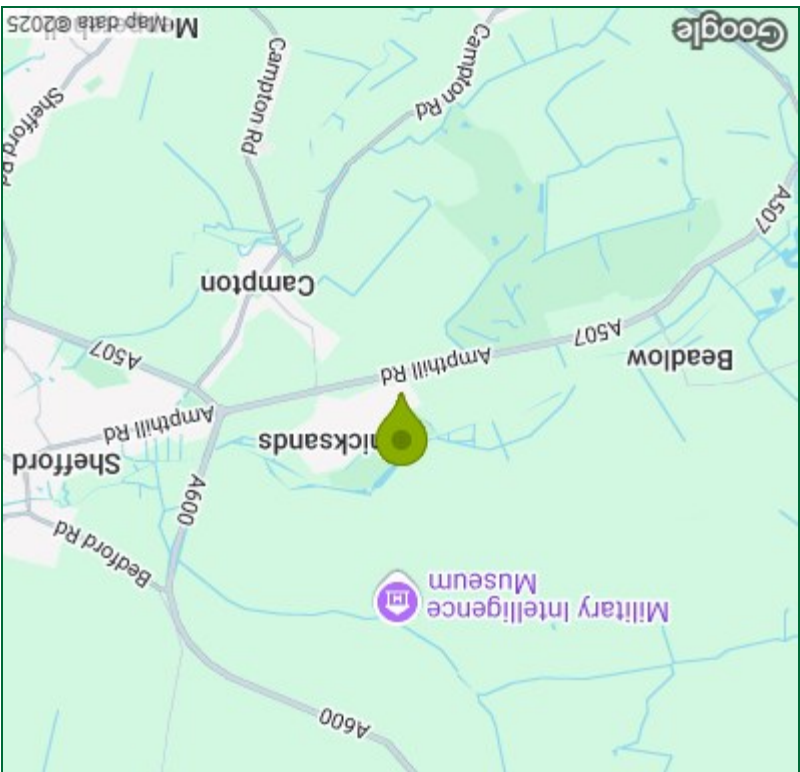
Environmental Impact (CO ₂) Rating			Current	Future
A (23-35) Very environmentally friendly - lower CO₂ emissions B (36-50) C (51-65) D (66-80) E (81-95) F (96-120) G (121-150) Not environmentally friendly - higher CO₂ emissions			EU Directive 2002/91/EC	England & Wales

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



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Entrance Hall
Entrance door, radiator.

Cloakroom/Utility
Fitted base unit with roll top work surfaces over, inset porcelain sink with mixer tap, plumbing for washing machine, low level w.c. window to front.

Kitchen
13'5" x 7'10"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, cupboard housing wall mounted boiler, plumbing for dishwasher, electric cooker point, radiator, window to front.

Living Room
26'11" x 14'7"
Stairs leading to first floor, two radiators, window to rear, French doors to garden.

Landing
Access to all first floor rooms.

Bedroom One
12'0" x 10'10"
Window to rear, built in wardrobes, radiator.

Bedroom Two
12'5" x 10'1"
Window to rear, radiator, built in wardrobes.

Bedroom Three
12'3" x 9'4"
Window to front, radiator, built in wardrobes.



Bathroom
White suite comprising of panel enclosed bath, large, walk in double shower tray with wall mounted shower, low level w.c and wash hand basin in vanity unit, fully tiled walls, heated towel rail, tiled floor, two windows to front, inset spotlights.

Front Garden
Path leading to front door, rest laid to lawn.

Parking
Allocated parking spaces for two cars.

Rear Garden
A fully enclosed garden laid mainly to lawn, flower bed borders, concrete hardstanding creating patio area.

Agents Notes
Freehold.
Council Tax Band C.
Annual service charge payment for communal roads, gardens and water charges £TBC.

