



Spencer.

77, Roebuck Road, Crookesmoor, S6 3GQ

Buy —

this three bedroom traditional terraced property in an excellent location with two bathrooms and a rear courtyard garden

— from *Spencers*.

- 
- Available with no chain
  - Traditional three bedroom terraced
  - Family bathroom and separate shower room
  - Modern fitted kitchen and dining space
  - Bay fronted living room
  - Popular and convenient location
  - Rear courtyard garden
  - Council Tax -A
  - EPC- D
  - What3Words: flute.forces.track



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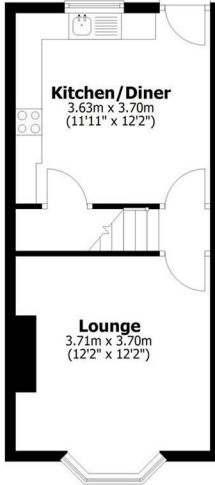
**£230,000**



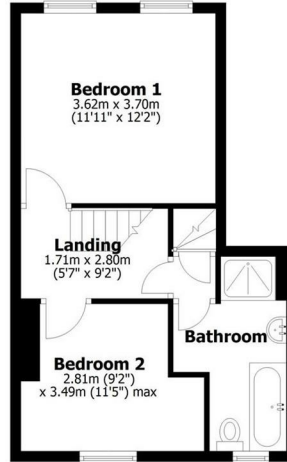


# Floorplan

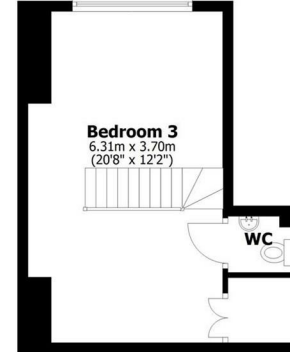
**Ground Floor**  
Approx. 31.1 sq. metres (334.3 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.8 sq. feet)



**Second Floor**  
Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.1 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**77 Roebuck Road**

**Spencer.**

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Viewing: Via the Agents

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