

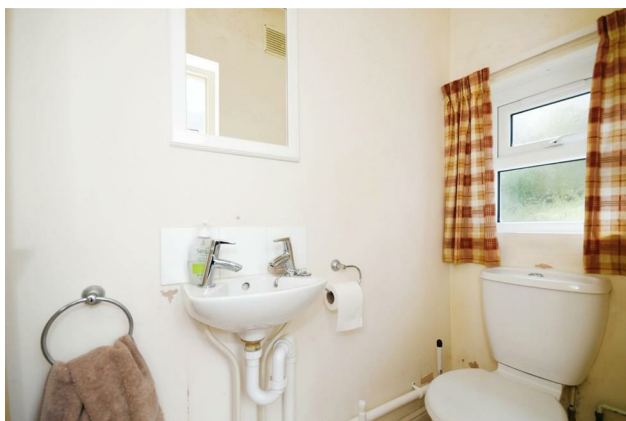
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257 Dobcroft Road, Sheffield, S11 9LG

Asking Price £600,000

Property Images



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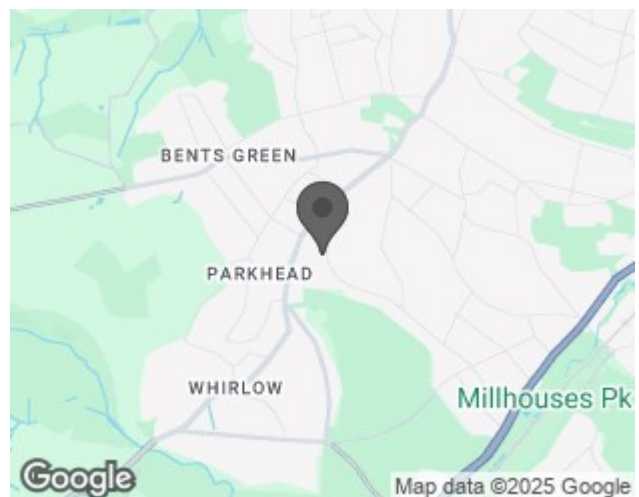
Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2
Tenure: Leasehold

Located within this highly sought after suburb of Ecclesall is this four bedroom semi-detached family home which offers the buyer scope for improvement and occupies a superb sized plot with a fabulous South West facing garden to the rear. The main kitchen area has a range of floor and wall units and the kitchen diner has a lovely view of the garden. Further to the ground floor accommodation there are two large reception rooms one with French windows leading to the patio and rear garden, a large welcoming entrance hall, downstairs cloakroom and to the side of the house is the garage which has plumbing, electric and mezzanine level which is accessed via a ladder. To the first floor there is a master bedroom that has fitted wardrobes, a further double bedroom to the rear, two further bedrooms and a well appointed family bathroom, with walk in shower area. From the landing area a pull down Slingsby ladder gives access to an extremely useful attic room which could be changed into a bedroom/s subject to the necessary consents .

Outside to the front there is a driveway that offers off street parking and leads to the garage. A gate gives access to the extensive rear garden with patio, a large lawn area and planting beds that have a variety of well established trees, shrubs, plants. An outstanding property which offers scope for improvement or development subject to the necessary consents being obtained and must be viewed to fully appreciate the potential on offer.

Features

• Four bedroom semi-detached • Two reception rooms • Kitchen diner • Sought after Location • Scope for improvement/development subject to the necessary consents • Large plot size • Highly regarded schools • Driveway and Garage