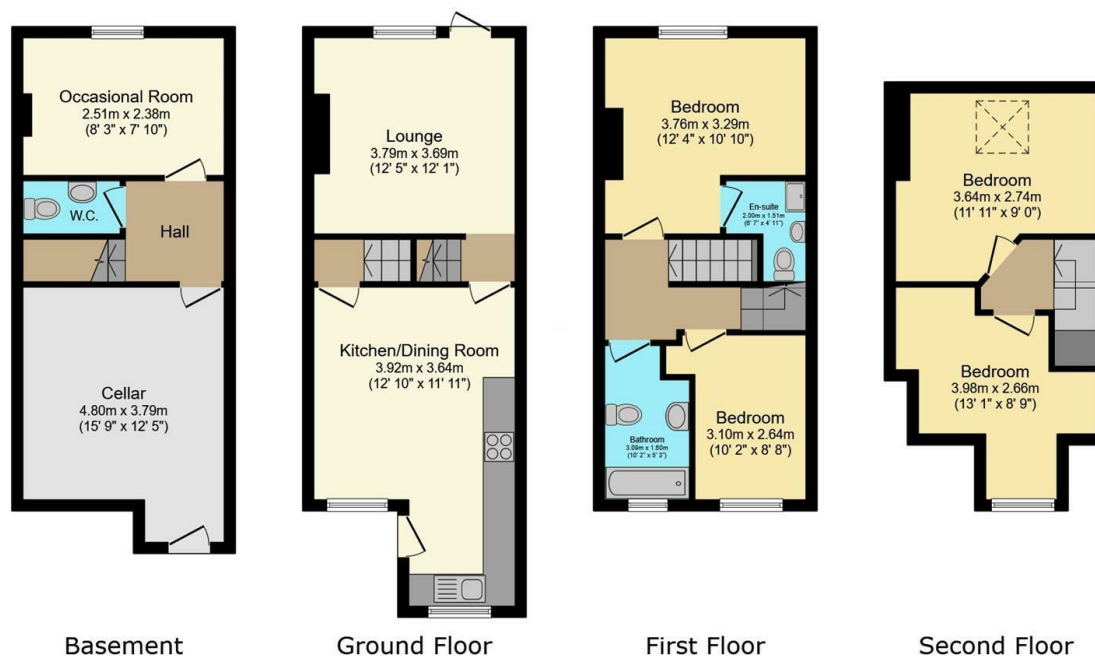




122 Cobden View Road, Crookes, Sheffield, S10 1HS

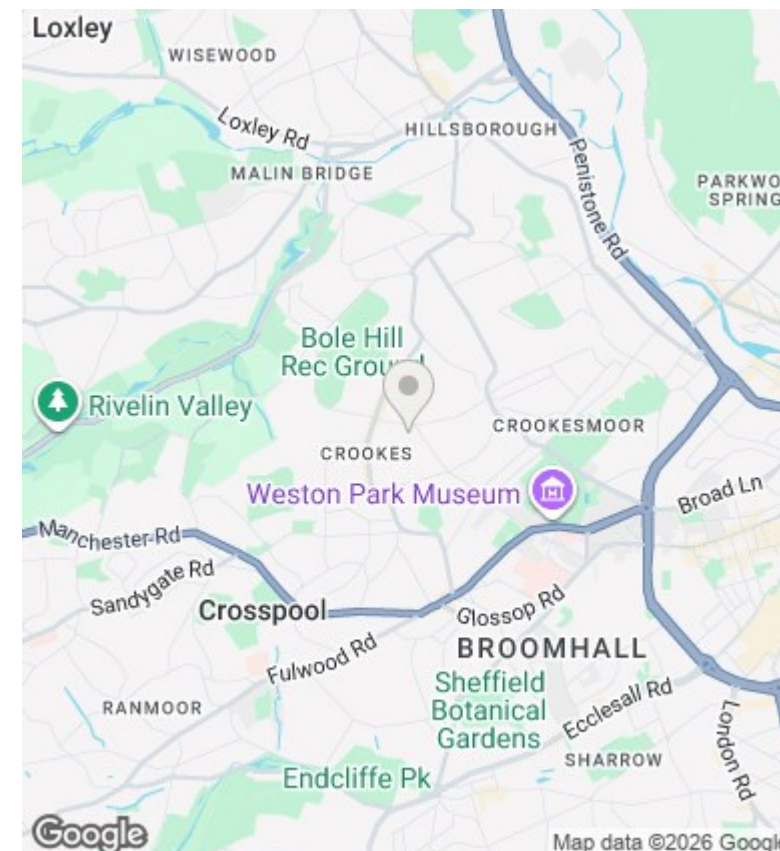
Offers Over £280,000

- Over 1,100ft² of floor space
- Four bedrooms
- Enclose rear garden with no rights of way from neighbours
- Beautiful open plan kitchen/diner
- Principal bedroom with en suite
- Great first-time buyer home
- Lounge with exposed brick chimneybreast
- Cellar conversion
- Council tax band B



Total floor area: 116.30 sq.m. (1,251 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	