



22 Delph House Road, Sheffield, S10 5NR

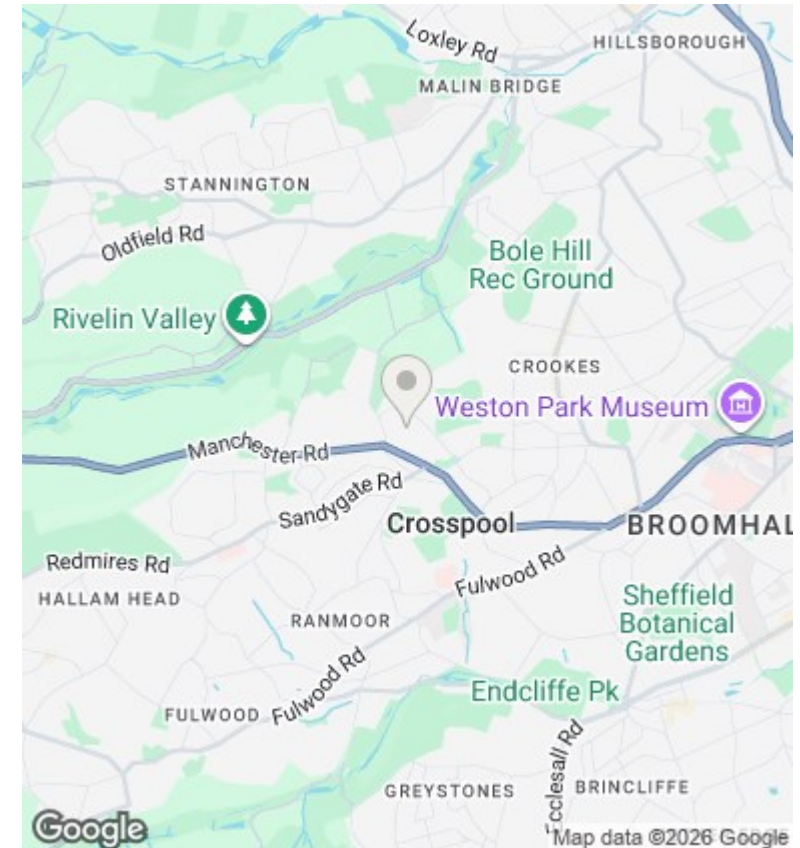
Offers Over £350,000

- No onward chain
- Quiet location
- Within the catchment area for popular schools
- Fantastic potential
- Three bedrooms
- Freehold
- South-east facing rear garden
- Short walk to local shops, cafes and restaurants



TOTAL: 99 m²
 Ground floor: 56 m², 1st floor: 43 m²
 EXCLUDED AREAS: WALLS: 10 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Directions

Viewings

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

Council Tax Band

EPC Rating:

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