

**Viewings**  
 Viewings by arrangement only.  
 Call 0114 483 0038 to make an appointment.

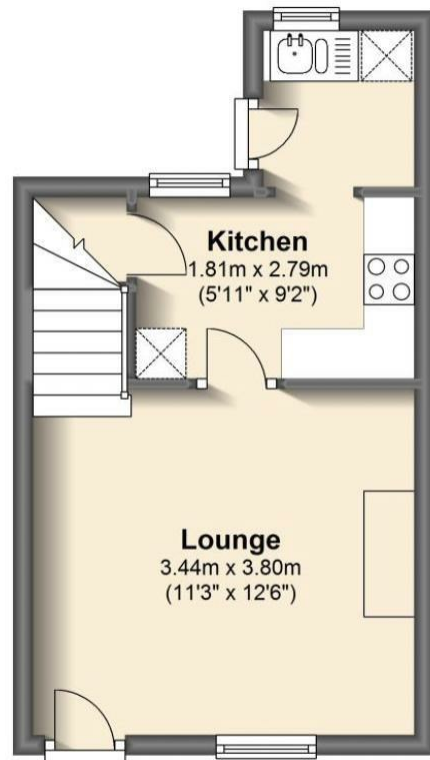
**Vendors Comments**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



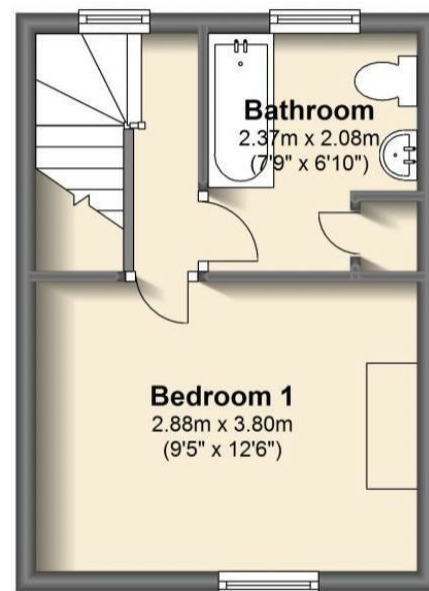
**Ground Floor**

Approx. 22.8 sq. metres (245.4 sq. feet)



**First Floor**

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 43.1 sq. metres (464.0 sq. feet)



**94 Townhead Road, Sheffield, S17 3GB**

**£950 Per month**

- Stunning, one double bedroom end terrace
- Situated in the heart of Dore Village
- Close to an abundance of local amenities
- Viewing highly recommended
- Quaint, unique and packed with an abundance of character
- Ideal for an individual or professional couple
- Brilliant local schools
- EPC Grade E

# 94 Townhead Road, Sheffield S17 3GB

A truly stunning, one double bedroom end terrace property which is quaint, unique and packed with an abundance of character. Benefitting from one parking space and situated in the heart of Dore Village. Within walking distance of the abundance of local amenities in Dore Village, bus stops, brilliant local schools and parks. This property truly needs to be viewed to be fully appreciated and is ideal for an individual or professional couple. In brief the accommodation comprises: good size lounge, fitted kitchen, utility room, one double bedroom and a bathroom/WC. Garden to the rear with one parking space and a shed. An early viewing is highly recommended to avoid disappointment. EPC Grade E.

seema



Council Tax Band: C

