



## 35 St. Thomas Road, Sheffield, S10 1UW

Offers Over £280,000

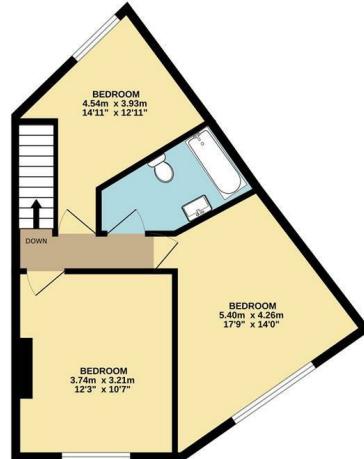
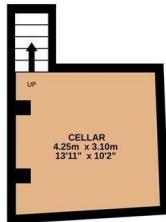
- Unique mid-terrace
- South facing rear garden
- Short walk to fantastic shops and cafes in Crookes
- In the catchment area for popular schools
- Two reception rooms
- No rights of way from neighbours
- Walking distance to the city centre, central hospitals and Sheffield University

- Three double bedrooms
- Perfect for first time buyers
- Freehold

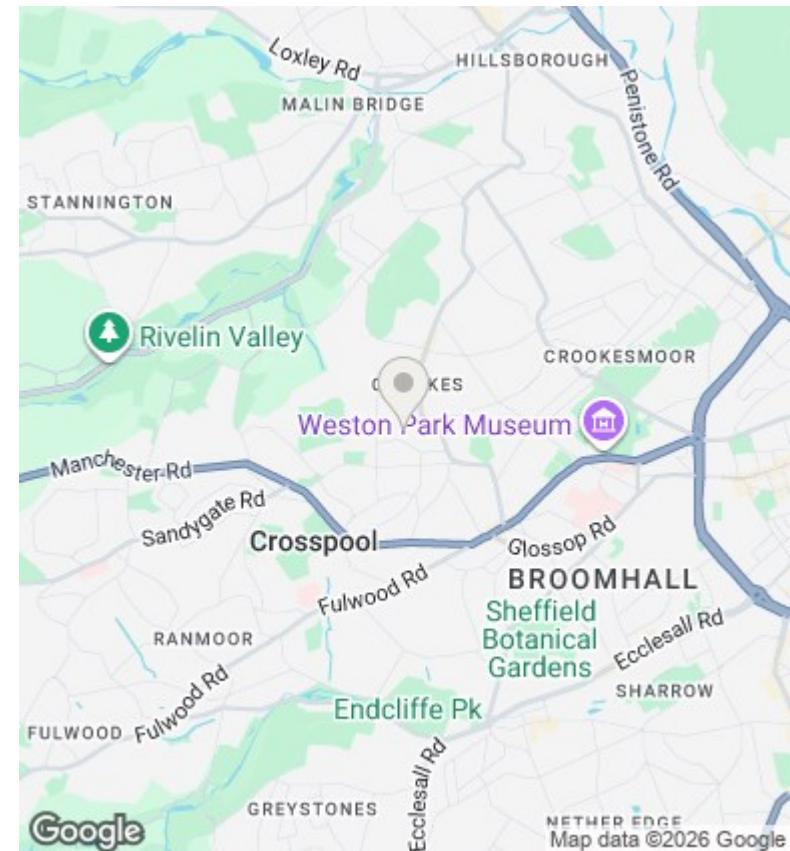
CELLAR  
9.8 sq.m. (106 sq.ft.) approx.

GROUND FLOOR  
39.4 sq.m. (424 sq.ft.) approx.

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 89.8 sq.m. (96 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC