

# HARWOOD

## THE ESTATE AGENT

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### 47 Smallwood, Sutton Hill TF7 4HL



## £ 1 1 9, 9 5 0 region

This well-presented three-bedroom home offers spacious accommodation throughout and is ideally positioned for easy access to local schooling, everyday amenities and public transport links. The ground floor features an entrance hallway with guest WC, a generous lounge and a modern open-plan kitchen/dining room overlooking the rear garden. Upstairs, the property provides three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a large rear garden, complete with a gate providing direct access to a parking area behind the property. A great opportunity for buyers seeking a home in a convenient location. This property is non-standard construction type.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



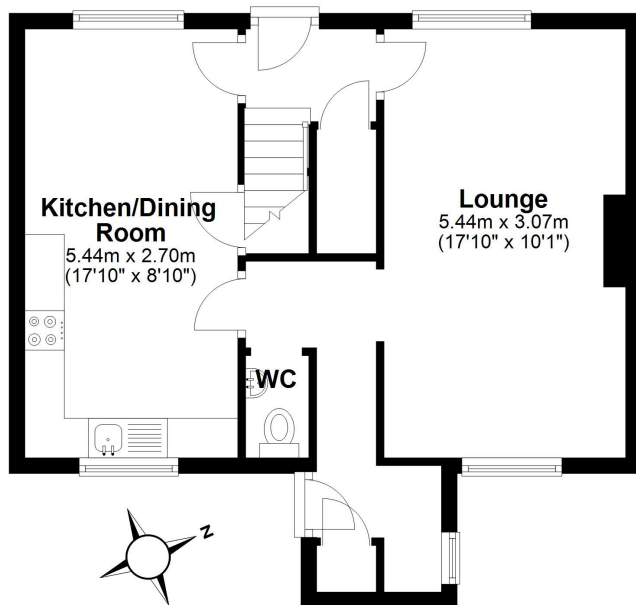






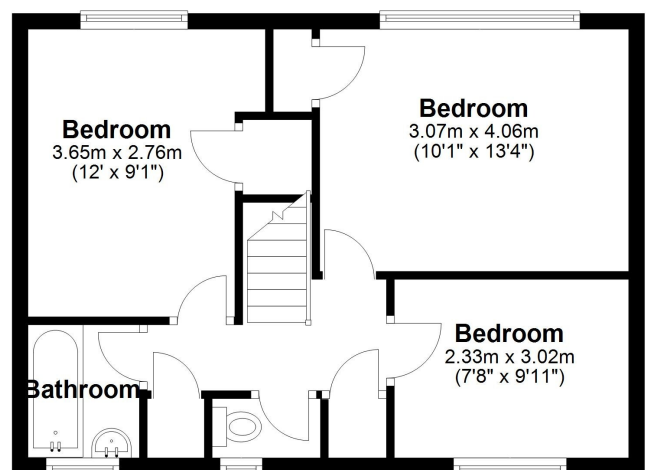
### Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

**Tenure** Freehold      **Council tax** Band A

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 6th February 2026