

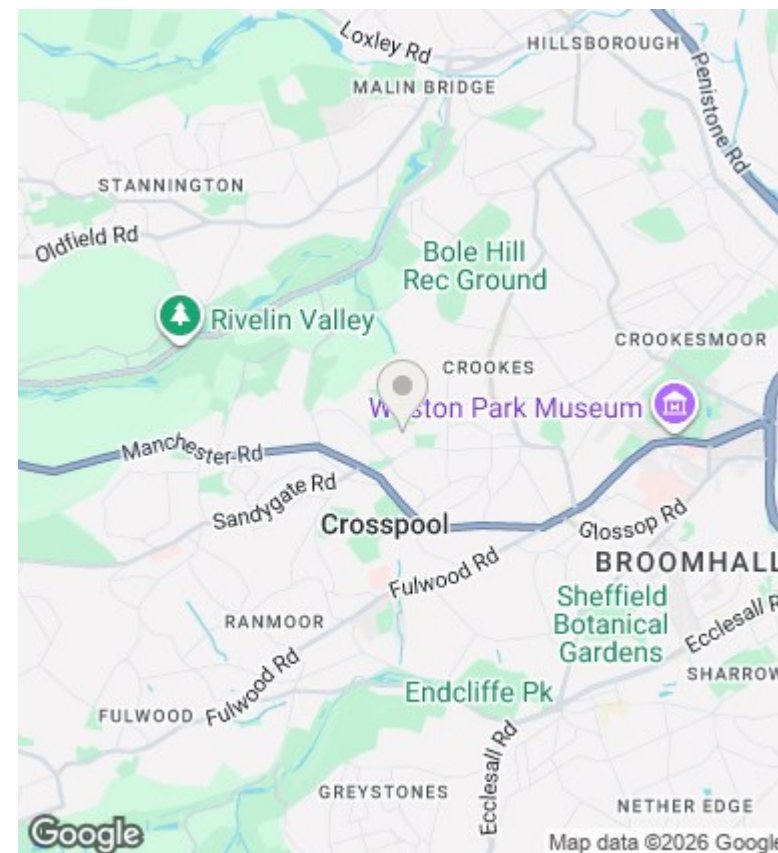
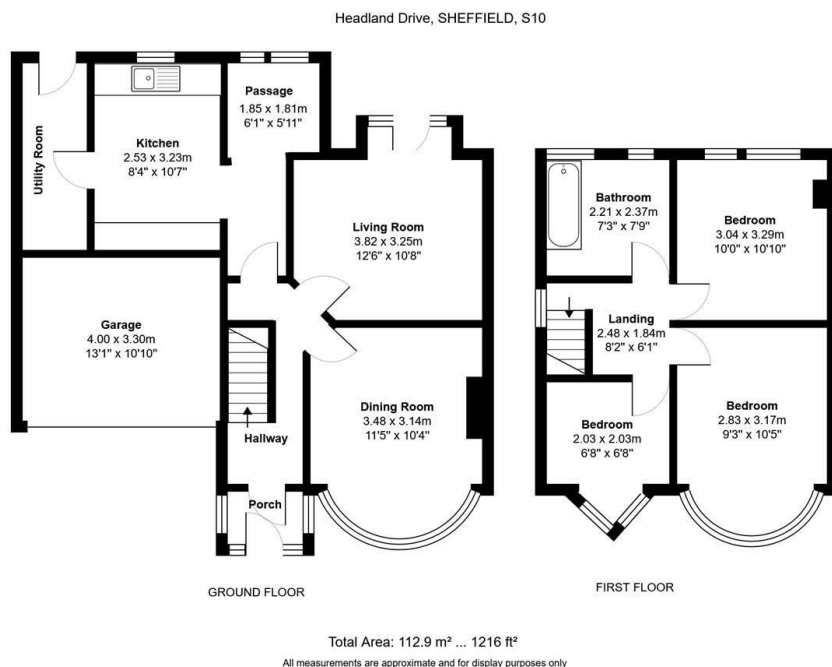


## 23 Headland Drive, Sheffield, S10 5FX

Offers Over £400,000

- No onward chain
- Potential to extend subject to any necessary planning and consents
- Two double bedrooms and a single bedroom
- Local playground around the corner
- Quiet cul-de-sac location
- Off street parking and a garage
- Short walk to highly regarded schools
- Larger than average rear garden which is private
- Two reception rooms
- Walking distance to fantastic local shops, cafes and pubs in Crosspool and Crookes





## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 72        |
| (39-54) <b>E</b>                            |                         |           |
| (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 |           |