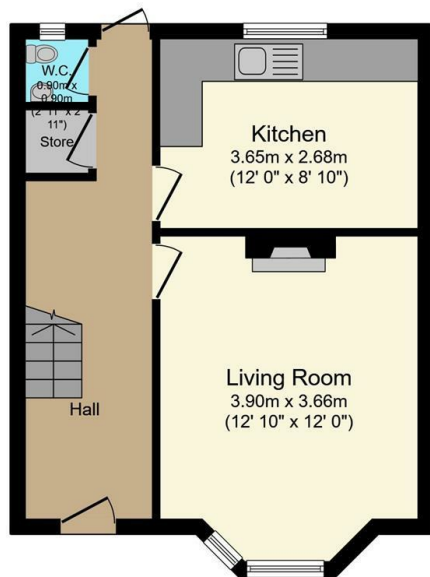




41 Arran Road, Crookes, Sheffield, S10 1WQ

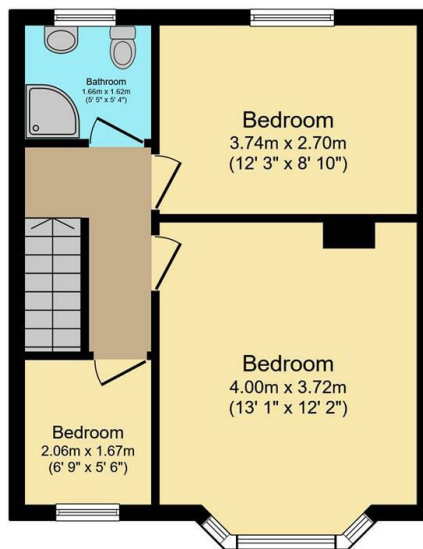
Offers Over £260,000

- No onward chain
- Two double bedrooms and one single bedroom
- Quiet location
- Freehold
- Unique terrace property
- South facing rear garden
- Within catchment area for popular schools
- Spacious living room
- Potential to extend (subject to any necessary planning and consents)
- Short walk to shops, cafes and restaurants in Crookes and Crosspool



Ground Floor

Floor area 38.7 sq.m. (417 sq.ft.)

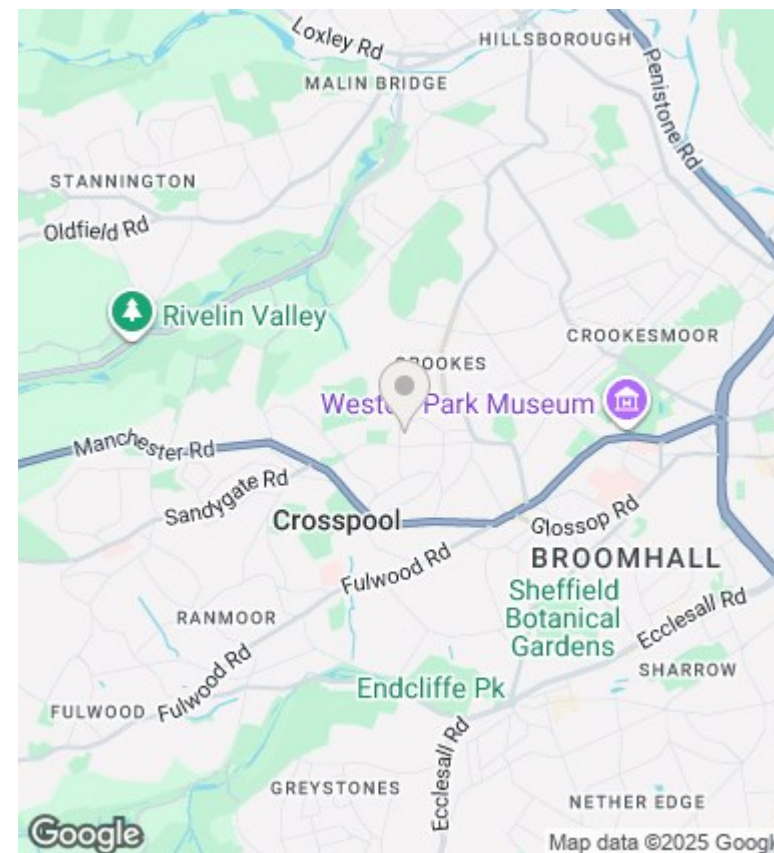


First Floor

Floor area 38.5 sq.m. (414 sq.ft.)

Total floor area: 77.2 sq.m. (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	