

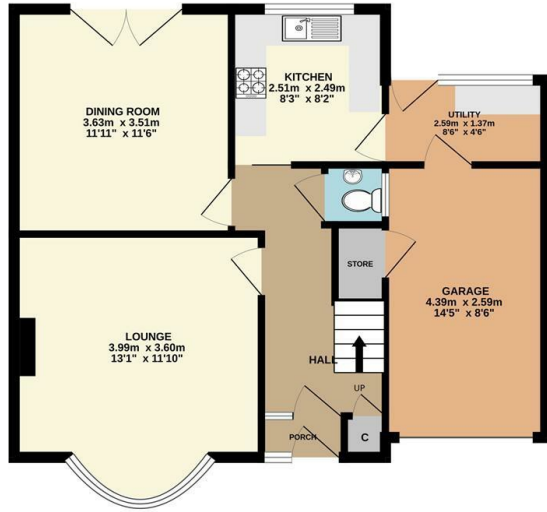


## 42 Ringstead Avenue, Sheffield, S10 5SN

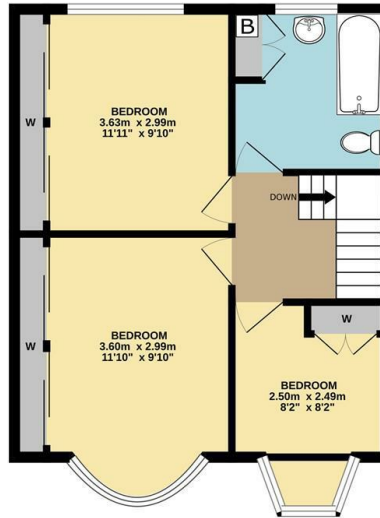
Offers Over £350,000

- No onward chain
- South east facing rear garden
- Within catchment area of popular schools
- Council tax band C
- Quiet location
- Two reception rooms
- Short walk to local shops, cafes and restaurants
- Off street parking and a garage
- Two double bedrooms and one single bedroom
- Long leasehold

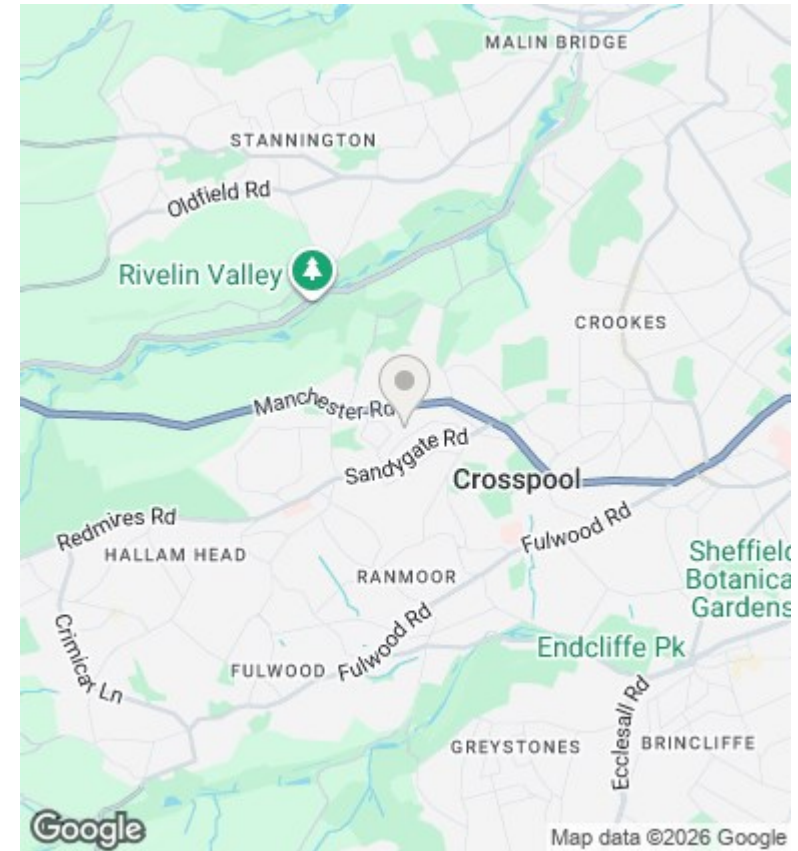
GROUND FLOOR  
59.1 sq.m. (637 sq.ft.) approx.



1ST FLOOR  
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 104.5 sq.m. (1125 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			76
(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	