



22 Delph House Road, Sheffield, S10 5NR

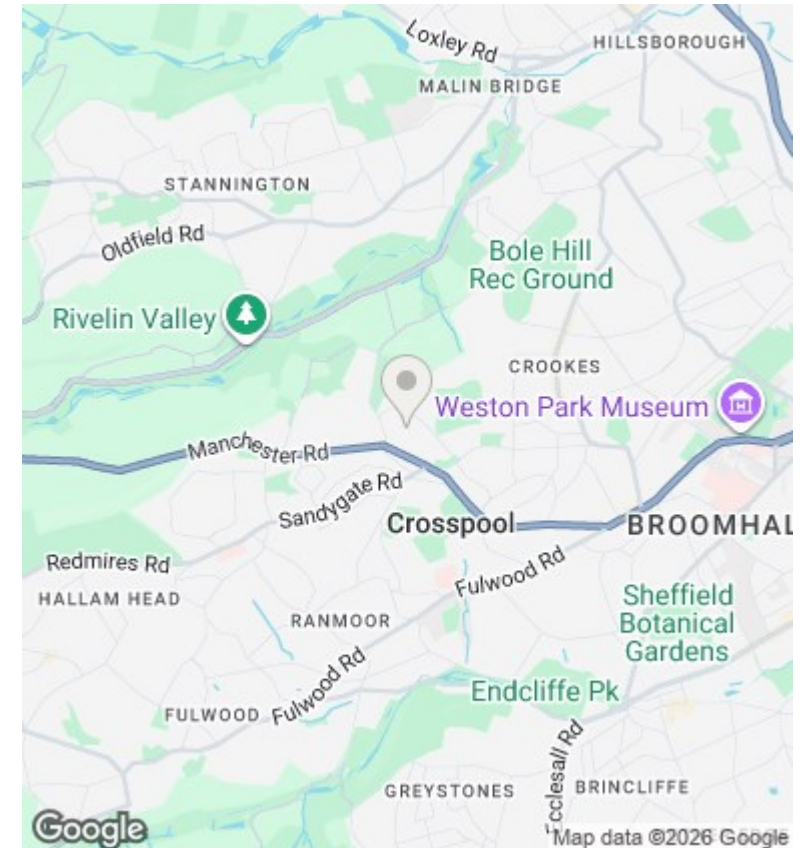
Offers Over £350,000

- No onward chain
- Quiet location
- Within the catchment area for popular schools
- Fantastic potential
- Three bedrooms
- Freehold
- South-east facing rear garden
- Short walk to local shops, cafes and restaurants



TOTAL: 99 m²
 Ground floor: 56 m², 1st floor: 43 m²
 EXCLUDED AREAS: WALLS: 10 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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		69
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	