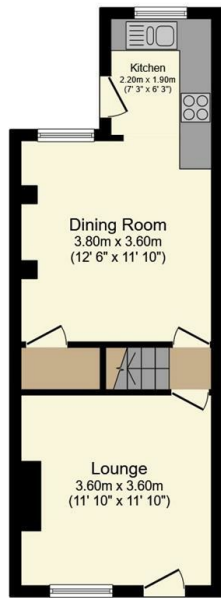




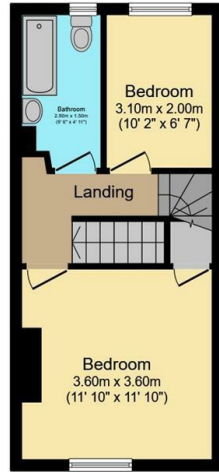
## 11 Eyam Road, Sheffield, S10 1UT

Offers Over £270,000

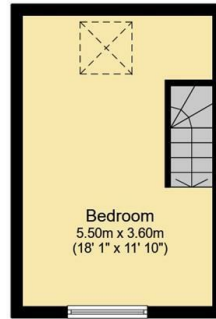
- Open plan kitchen/dining room
- Contemporary bathroom
- Short walk to fantastic local cafes, shops and pubs
- Council tax band A
- Modern kitchen
- Private rear garden with no rights of way
- Great first-time buyer home
- Two double bedrooms and one single bedroom
- Quiet cul-de-sac
- Long leasehold



**Ground Floor**  
Floor area 34.6 sq.m. (373 sq.ft.)



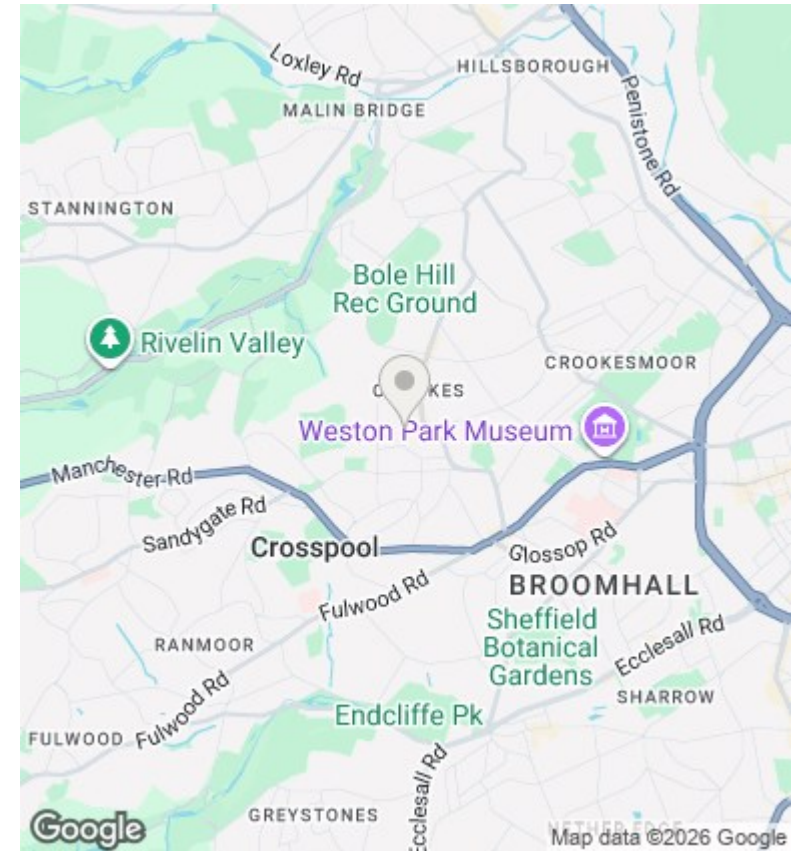
**First Floor**  
Floor area 30.2 sq.m. (326 sq.ft.)



**Second Floor**  
Floor area 19.8 sq.m. (213 sq.ft.)

Total floor area: 84.7 sq.m. (911 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

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(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	