

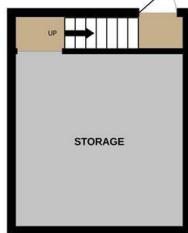


41 Leamington Street, Crookes, Sheffield, S10 1LU

Offers Over £260,000

- Quiet location
- Off shot kitchen and separate dining room
- West facing rear garden so plenty of afternoon and evening sun
- Short walk to Crookes, Crookesmoor and Broomhill
- Two double bedrooms and one single bedroom
- Freehold
- Great first-time buyer home
- Cosy living room
- Council tax band A

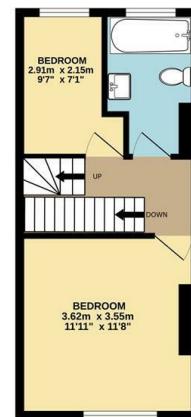
CELLAR
15.6 sq.m. (168 sq.ft.) approx.



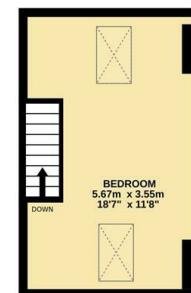
GROUND FLOOR
32.1 sq.m. (345 sq.ft.) approx.



1ST FLOOR
28.3 sq.m. (304 sq.ft.) approx.



ATTIC
19.7 sq.m. (212 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Directions

Viewings

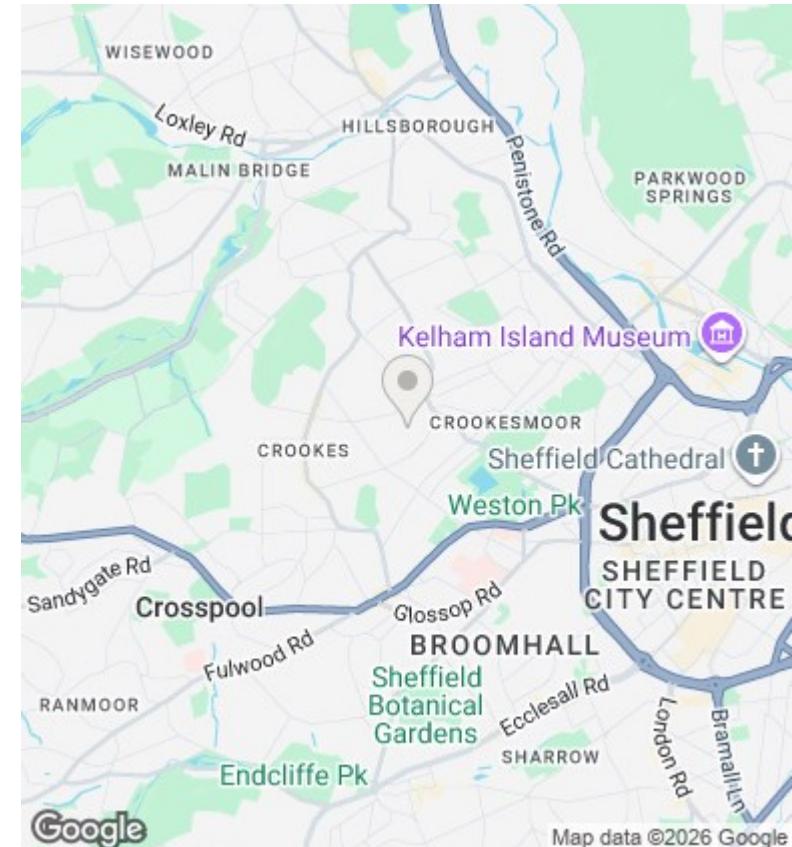
Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |