

SAFE  
GUARD  
ALARMS

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13 Netherfield Road

, Sheffield, S10 1RA

Price Guide £225,000



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# 13 Netherfield Road



## Description

Guide Price £225,000 to £235,000. A deceptively spacious property which boasts a private, south facing garden to the rear, an offshot bathroom on the ground floor and an occasional room on the second floor. This lovely home is ideally placed for access to the excellent amenities that can be found in the desirable neighbourhood of Crookes which is popular with both owner occupiers and the investor market alike. The picturesque Bolehills Park is situated at the end of the road which, combined with the idyllic Rivelin Valley at the foot of the hill, provides ample opportunity for those buyers who wish to get out into the great outdoors.

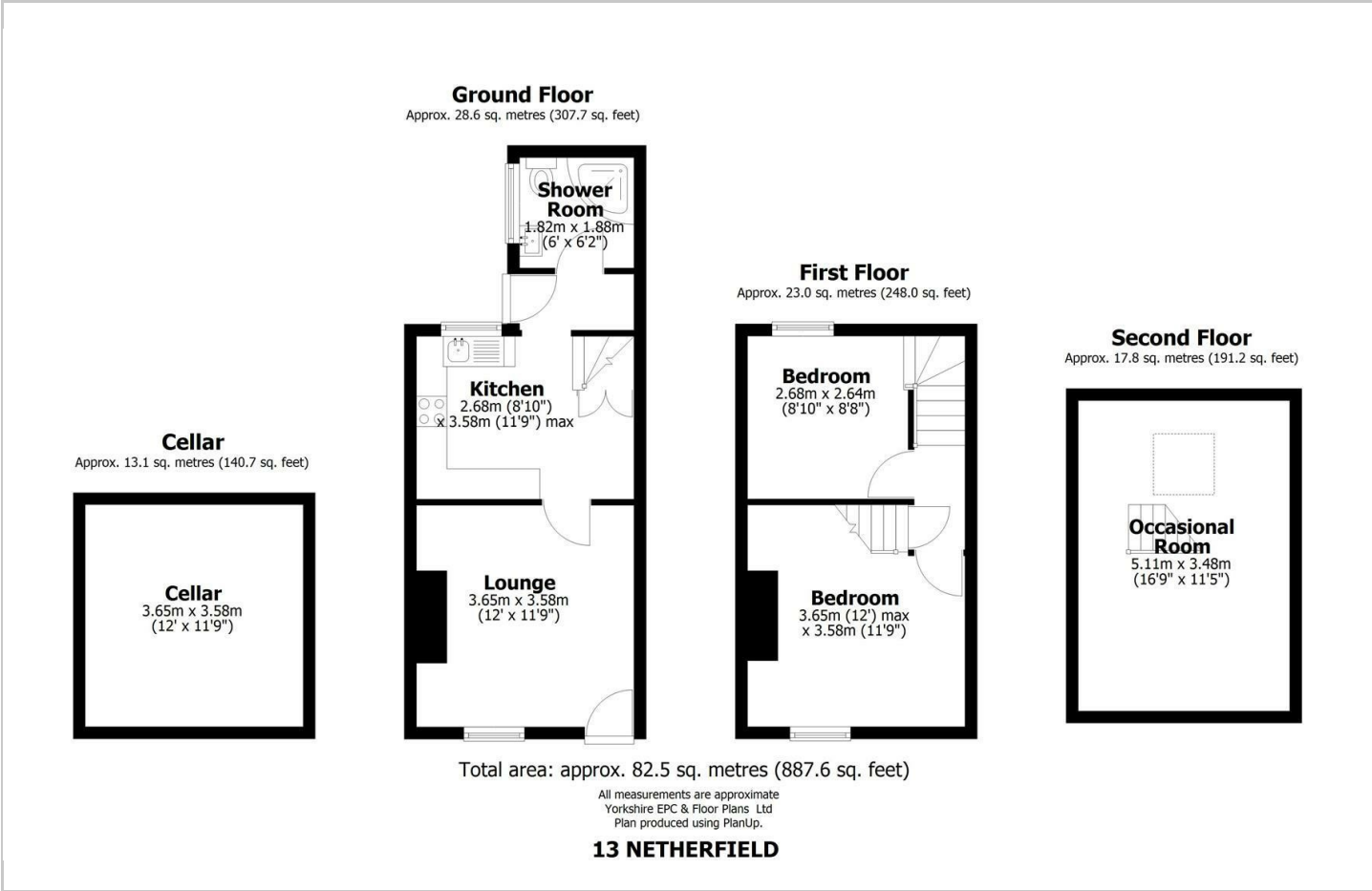
- Two bedrooms and an occasional loft room that provides versatility in the way it can be used and the potential to create a third bedroom (subject to regs).
- Lovely sitting room with a feature fireplace flanked by display shelving.
- Cellar for occasional storage.
- Council Tax Band A.
- Perfect for first time buyers.
- South facing rear garden.
- Breakfast kitchen with trapdoor access to a cellar.
- Ground floor bathroom.
- Excellent location, close to shops, cafes, bus services and The Bolehills.



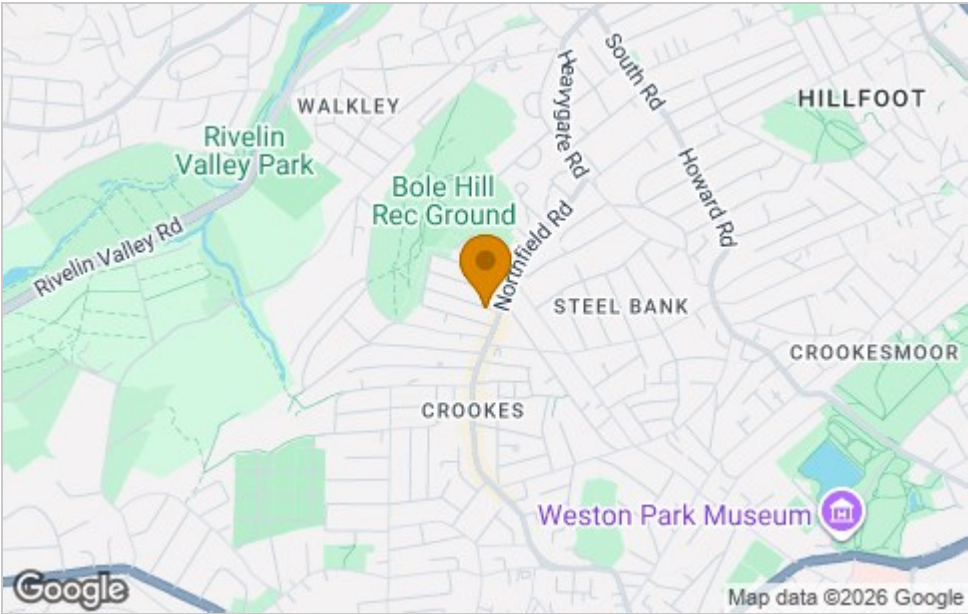




Floor Plan



Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

