



3 Hurlingham Close, Carter Knowle, Sheffield, S11 9HD

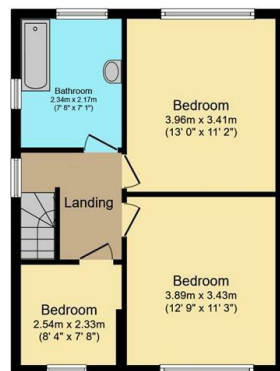
Offers Over £475,000

- Quiet cul-de-sac
- South-east facing rear garden
- Tranquil garden room overlooking the rear garden
- Long leasehold
- Detached home
- Three bedrooms
- Bright and spacious living/dining room with bay window
- Off street parking and a garage
- Modern spacious bathroom
- Within the catchment area for popular schools



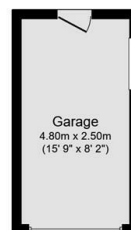
Ground Floor

Floor area 61.8 sq.m. (665 sq.ft.)



First Floor

Floor area 47.0 sq.m. (506 sq.ft.)

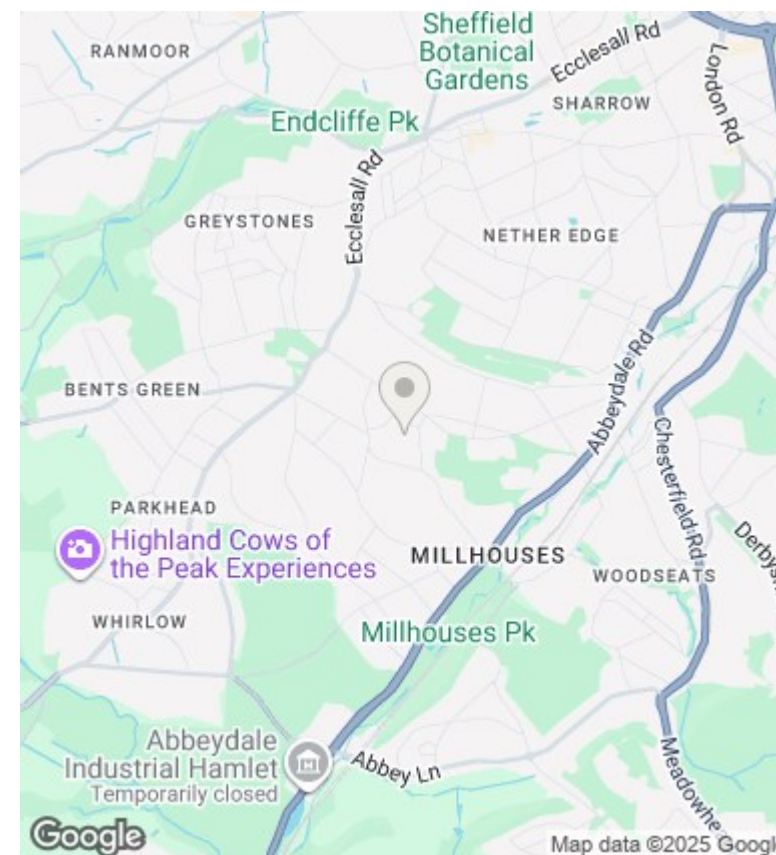


Garage

Floor area 11.8 sq.m. (127 sq.ft.)

TOTAL: 120.6 sq.m. (1,299 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

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(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	