



## 36 Cardoness Road, Sheffield, S10 5RU

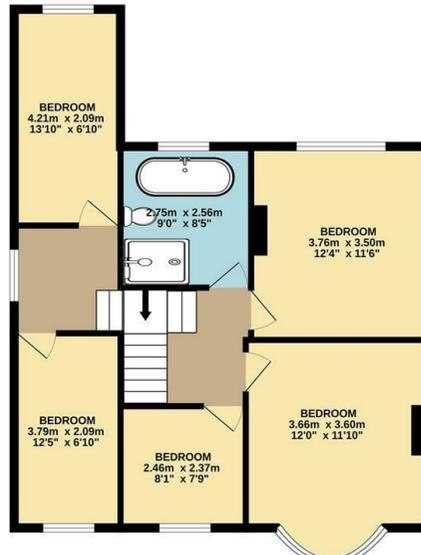
Offers Over £500,000

- Extended semi-detached
- Kitchen with large utility room
- Modern bathroom
- In the catchment area for highly regarded schools
- Five bedroom
- Downstairs WC
- Popular location
- Two reception rooms
- Home office
- Walking distance to local shops, cafes and pubs

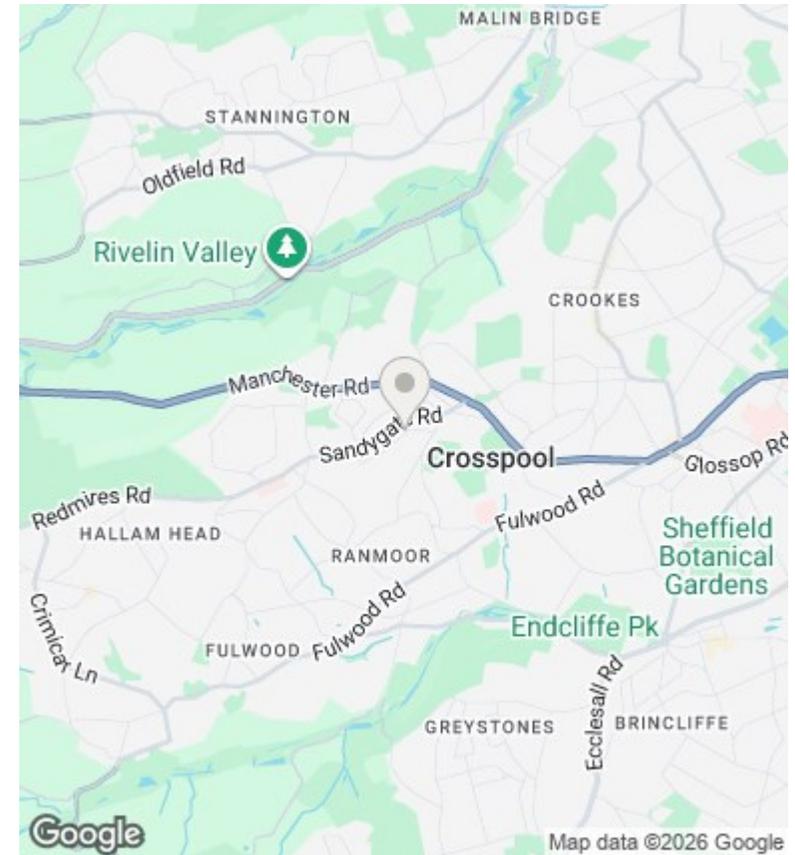
GROUND FLOOR  
69.6 sq.m. (749 sq.ft.) approx.



1ST FLOOR  
66.4 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA: 136.0 sq.m. (1464 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

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	