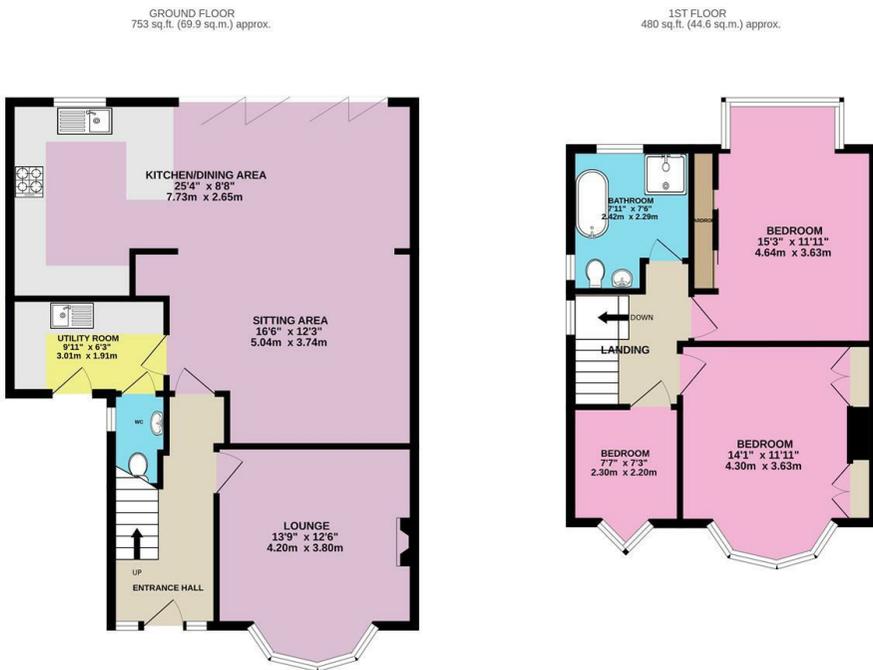




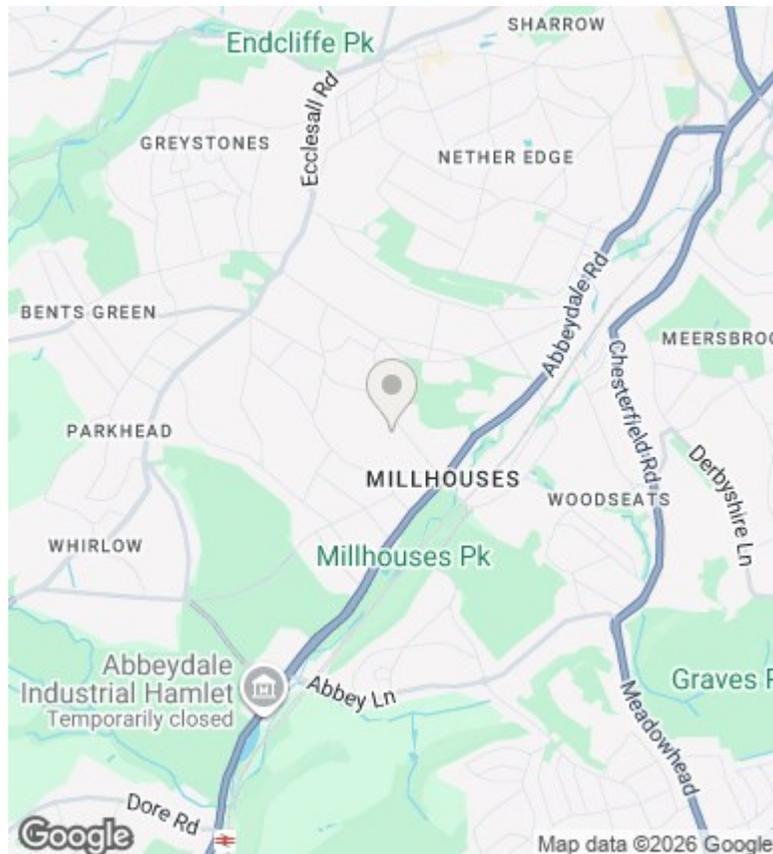
## 84 Hastings Road, Millhouses, Sheffield, S7 2GW

Offers Over £475,000

- Extended semi-detached home
- Downstairs WC and utility room
- Good size garden
- Long leasehold
- Stunning open plan kitchen/dining/sitting room
- Beautiful bathroom with walk-in shower and freestanding bath
- Off street parking for two cars
- Cosy living room
- Two double bedrooms and one single bedroom
- Quiet cul-de-sac



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</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	