

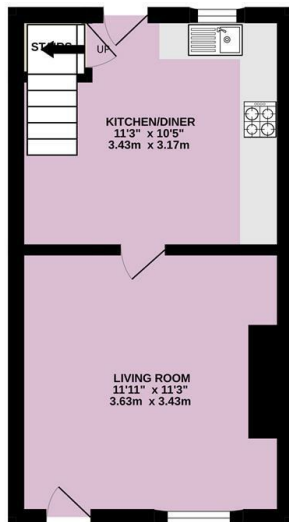


40 Toyne Street, Sheffield, S10 1HJ

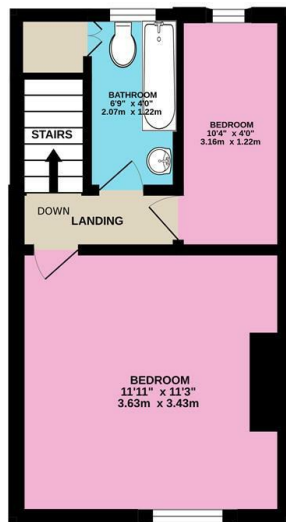
Offers Over £180,000

- No onward chain
- Great first time buyer home
- South facing rear garden
- Cosy living room
- Quiet location
- Large double bedroom
- Yards away from great cafes, pubs and restaurants
- Walking distance to the city centre, University of Sheffield and many hospitals
- Council tax band A

GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.

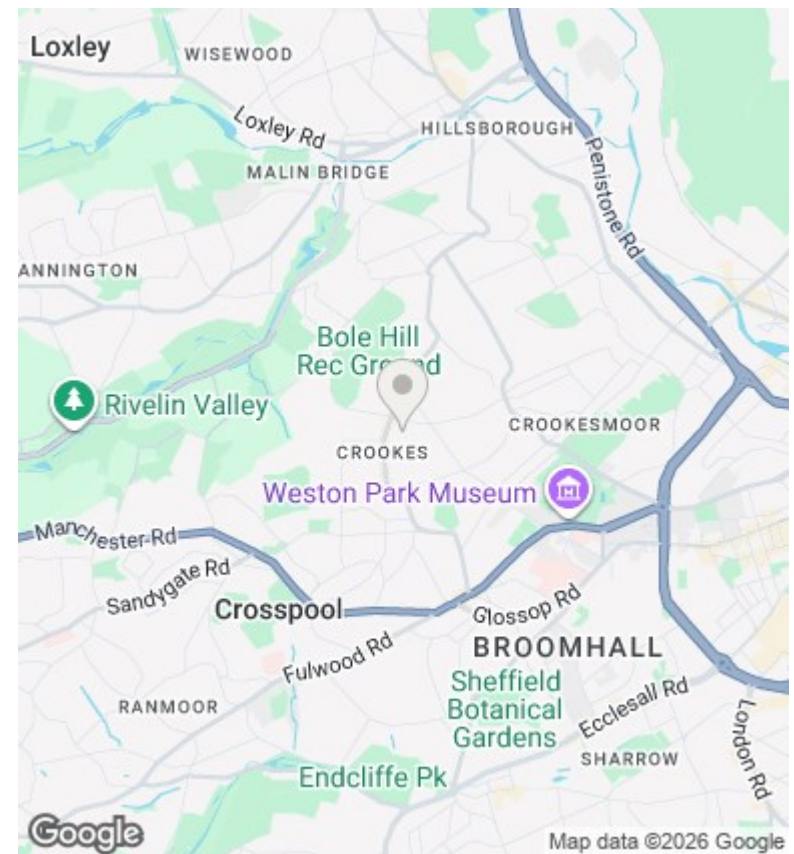


1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 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 for 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

B

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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