



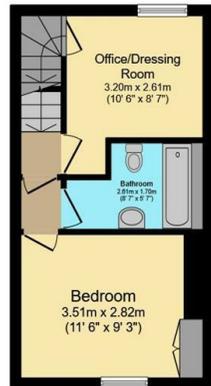
## 32 Bole Hill Lane, Crookes, Sheffield, S10 1SB

Offers Over £230,000

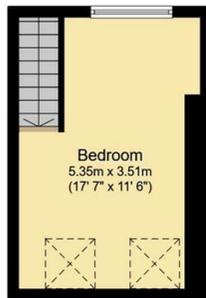
- Larger than average two bed
- Two double bedrooms
- Great first-time buyer home
- Short walk to fantastic local cafes and restaurants
- Cosy living room and separate dining room
- Spacious home office
- Long leasehold
- Modern off shot kitchen
- Private rear garden
- Council tax band A



**Ground Floor**  
Floor area 32.4 sq.m. (348 sq.ft.)



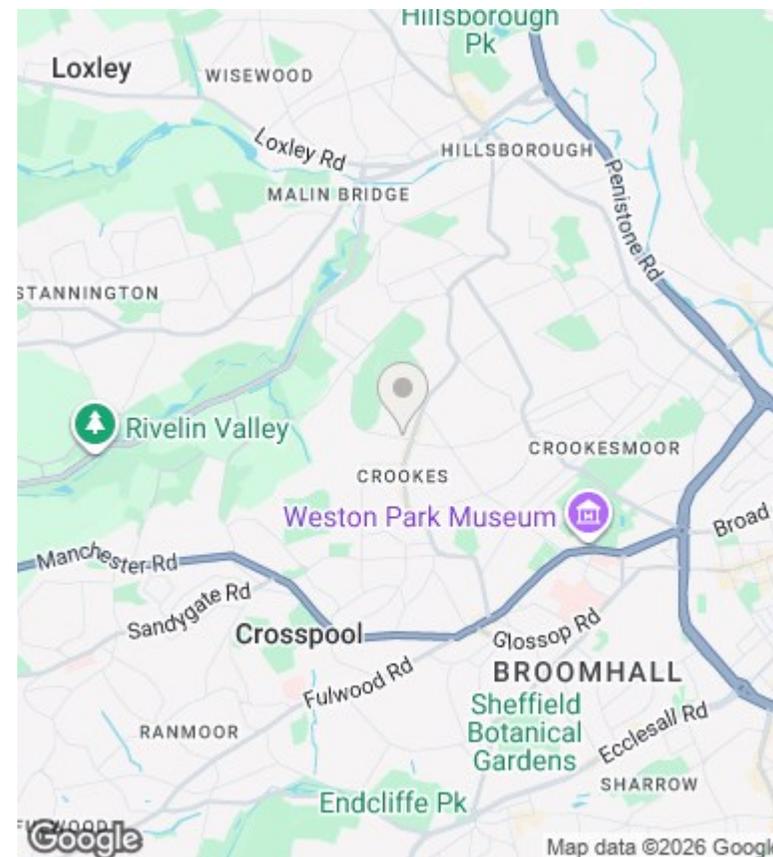
**First Floor**  
Floor area 25.7 sq.m. (277 sq.ft.)



**Second Floor**  
Floor area 19.3 sq.m. (208 sq.ft.)

Total floor area: 77.4 sq.m. (833 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(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	