

### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	

**JC SALES & LETTINGS**

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**42 Wilson Road, Sheffield, S11 8RN**

**Asking price £400,000**

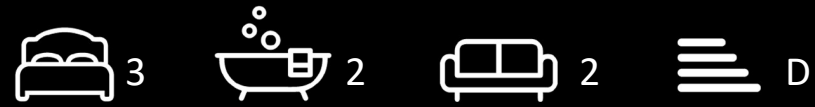
- Unique semi detached property
- Four bedrooms
- Garage and driveway
- Fantastic transport links for the City centre
- Close proximity to restaurants and independent retailers
- Situated in the heart of Sharrow Vale and Broomhill
- Enclosed rear garden
- Conservatory
- Ideal family home
- EPC Grade =

# 42 Wilson Road, Sheffield S11 8RN

Occupying a SOUGHT AFTER POSITION in the HEART of BROOMHILL AND SHARROW VALE is this well-presented three bedroom SEMI-DETACHED PROPERTY. Ideally located within walking distance of a vibrant selection of cafés, bars and INDEPENDENT RETAILERS, this home sits on a SLIGHTLY ELEVATED PLOT and benefits from a DRIVEWAY and GARAGE providing off-road parking.

In brief, the accommodation comprises: entrance hall, bay-fronted living room, dining kitchen and CONSERVATORY overlooking the rear garden. To the first floor are three well-proportioned bedrooms and the family bathroom. Externally, to the rear is a private enclosed GARDEN, ideal for entertaining or relaxing.

This property offers an excellent opportunity to live in one of Sheffield's most popular residential areas and truly must be viewed to be fully appreciated.



Council Tax Band: D

