



Viewing

Please contact our Sheffield Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly – lower CO₂ emissions

Not environmentally friendly – higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

Energy Efficiency Graph



3 2 1 B

Entrance Hall
Entrance door, radiator.

Cloakroom
White suite comprising of low level w.c, wash hand basin, radiator.

Kitchen/Living Room
27'3" x 16'10"
Kitchen area:-
Fully fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated electric oven with gas hob and extractor hood over, integrated dish washer and washing machine, integrated fridge/freezer, tiled floor, inset spotlights, window to front.

Living Area:-
Under stairs storage cupboard, stairs leading to first floor, windows to side and rear, French doors to garden.

Landing
Doors to all first floor rooms.

Bedroom One
11'10" x 10'3"
Window to rear, radiator, fitted storage cupboard, door to:-

En-suite
White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, part tiled walls, radiator.



Bedroom Two
11'5" x 9'10"
Window to front, radiator.

Bedroom Three
11'5" x 6'11"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c, wash hand basin, part tiled walls, heated towel rail, window to side, tiled floor.

Front Garden
Tarmac driveway providing off road parking for two cars, gated access to rear garden, path leading to front door.

Rear Garden
A good sized, fully enclosed garden with paved patio area, rest laid to lawn, garden shed, gated access to front.

Agents Notes

Freehold.
Council Tax Band C.

